Karen Johnson Davidson County
Batch# 715471 DEEDQC
09/14/2021 12:16:21 PM 6 pgs
Fees: $32.00 Taxes: $0.00

20210914-0123131

PREPARED BY:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
Donald Wall 1032 Fairways Drive Greenbrier, TN 37073	SAME	SEE ATTACHED

WHEREAS, that certain Nathan T. Wall Marital Trust f/b/o Patricia Wall U/W Nathan T. Wall dated February 23, 2005 (the "Trust") was terminated; and

WHEREAS, Patricia E. Wall, Co-Trustee intended to convey certain real properties from the Trust to Donald Wall by virtue of a quitclaim deed of record as Instrument No. 20210802-0103293, Register's Office for Davidson County, Tennessee; and

WHEREAS, the above-referenced quitclaim deed, due to as scrivener's error, conveyed the therein described real properties to Patricia E. Wall, individually, instead of to Donald Wall; and

WHEREAS, in order to correct the scrivener's error, Patricia E. Wall, Co-Trustee and individually, is executing this instrument.

THEREFORE, FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the Nathan T. Wall Marital Trust f/b/o Patricia Wall U/W Nathan T. Wall dated February 23, 2005, by and through Patricia E. Wall, Co-Trustee, and Patricia E. Wall, individually, to convey any right, title or interest she may have acquired in the herein described real properties, the Grantor, by these presents does hereby quitclaim and convey unto Donald Wall, the Grantee, his heirs, successors and assigns, all its right, title and interest in and to the following described tracts of land:

SEE EXHIBIT "A" ATTACHED HERETO.

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness the Grantor's hand this 13th day of September, 2021

GRANTOR:

THE NATHAN T. WALL MARITAL TRUST F/B/O PATRICIA WALL U/W NATHAN T. WALL DATED FEBRUARY 23, 2005

By: Patricia E. Wall
PATRICIA E. WALL, Co-Trustee

Patricia E. Wall
PATRICIA E. WALL, individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Patricia E. Wall, Co-Trustee, and individually, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, in her capacity as Co-Trustee, and individually.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 13th day of September, 2021.

Notary Public

STEPHEN C. SEXTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/9/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Patricia E. Wall
Affiant Patricia E. Wall, Co-Trustee

Subscribed and sworn to before me, this 13th day of September, 2021.

Notary Public

STEPHEN C. SEXTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expiration Date: 5/9/23

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

EXHIBIT A

TRACT 1

Being tract No. 1 of a parcel of land located in the 1st Civil District of Davidson County, Tennessee, described according to a boundary survey made by Lewis R. Mefford, Jr., dated March 16, 1978, and recorded in Book 5210, page 122, Register's Office for Davidson County, described as follows:

Beginning at a railroad spike situated in the eastern margin of Dickerson Road, said point being the southwest corner of property conveyed to W. A. Beasley, Jr., by deed of record in Book 2292, page 75, Register's Office for Davidson County, thence leaving Dickerson Road, and with the southern line of the Beasley lands, south 83° 52' 32" east 488.43 feet to a point, thence south 5° 57' 31" west 158.76 feet to a point, thence north 83° 52' 43" west 525.91 feet to a point in the eastern margin of Dickerson Road, north 19° 15' 09" east 163.05 feet to the point of beginning, containing 1.85 acres, more or less.

Being the same property conveyed to Patricia E. Wall and Pendleton Square Trust Company, LLC, Co-Trustees of the Nathan T. Wall Marital Trust f/b/o Patricia Wall U/W Nathan T. Wall dated February 23, 2005, by Quitclaim Deed from Patricia E. Wall and Cumberland Trust & Investment Co., of record in Instrument No.20180521-0048392, Register's Office for Davidson County, Tennessee.

This is improved property known as 1409-A Dickerson Pike, Nashville, Tennessee 37207.

Tax Map and Parcel No. 07111003900

TRACT 2

Tract I:
Being Tract No. 2 of Hyacinth Young Minims Subdivision recorded in Book 5210, page 122, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the eastern margin of Dickerson Road, said point being the southwestern corner of tract 1, thence leaving Dickerson Road, South 83° 52' 43" East 525.91 feet to a point, thence South 5° 57' 31" West 105.08 feet to a point, thence North 83° 52' 54" West 550.73 feet to a point in the eastern margin of Dickerson Road, thence with the eastern margin of Dickerson Road, North 19° 15' 09" East 107.93 feet to the point of beginning, containing 1.30 acres, more or less.

Tract II:
Land in the 12th formerly the 18th, Civil District of Davidson County, Tennessee, being part of Lot "A" on the Plan of the Lands of Betsey A. Maddux estate, as of record in Book 161, page 108, said Register's Office, and described as follows: BEGINNING in the center of the Dickerson Pike at the Northwest corner of said Lot "A" thence South 83-1/2° East 35.4 poles to a stake and Hackberry Pointer, the Northeast corner of said Lot "A" and the Northwest corner of Lot "B" on said Plan; thence with the line between lots, South 3° West 8.1 poles to a stake in the North Line of Lot "C" on said Plan; thence along the line between said Lots "A" and "C", North 83-1/2° West 13.5 poles, more or less, to the Southeast corner of a part of said Lot "A" conveyed by W. P. Maddux and wife, to Varina Maddux by deed of record in Book 307, page 378, said Register's Office; thence North 3° West 28 feet to the Northeast corner of said part conveyed to Varina Maddux; thence North 83-1/2° West, with her line, about 23 poles to the East margin of said Pike; thence along the same, South 19-3/4° West 28 feet to a stake thence North 83-1/2° West about 1-1/2 poles to the center of said pike, thence with the center of said pike, North 19-3/4° East 8.3 poles to the beginning. containing 1.62 acres more or less

Being the same property conveyed to Patricia E. Wall and Pendleton Square Trust Company, LLC, Co-Trustees of the Nathan T. Wall Marital Trust f/b/o Patricia Wall U/W Nathan T. Wall dated February 23, 2005, by Quitclaim Deed from Patricia E. Wall and Cumberland Trust & Investment Co., of record in Instrument No.20180521-0048386, Register's Office for Davidson County, Tennessee.

This is improved property known as 1405 and 1407 Dickerson Pike, Nashville, Tennessee 37207.

Tax Map and Parcel No. 0711100400
07111027800

TRACT 3

TRACT I

Land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, being that part of the Whites Creek or Crocker Springs Tract marked on the plan of said property "Reserved for Whites Creek Springs" which plan of record in Book 161, page 74, Register's Office for said County and State, as further described as follows: Beginning in the center of a wooden bridge in Crocker springs Road where a branch flows from west to east under said road and being 1067.5 feet northwest along the center of said road from the north boundary line of the graveyard shown on said plan; thence with the center of said branch South 61 deg. 18' west 130.2 feet; thence 79 deg. 24'west 122.3 continuing with said branch thence south 57 deg. 35'west 133.4 feet continuing with said branch: thence south 44 deg.48' west 55 feet to a stake on the south bank of said branch; thence 74 deg. west 456.1 feet; thence south 78 deg. 32'west 141.5feet; thence south 73 deg.17'west 314.7 feet; thence south 70 deg. west 213 feet; thence south 72 deg.42'west 434.6 feet; thence north 89 deg. 16'west 274.7 feet; thence north 61 deg.45' west 372.6 feet;thence north 62 deg.40'west 142.7 feet to an iron pin in the original western boundary line of said tract; thence with the original boundary lines south 5 deg. east 260.2 feet, south 17 deg. 30'west 524.7 feet, south 76 deg.east 478.5 feet,and south 35 deg.east 891 feet to northwest corner of the 22 acre tract embraced within but excluded from the original 336 acre tract as set out in deed of record in Book 308, page 1291, Register's office for Davidson County, Tennessee; thence with the north line of said tract north 35 deg. west 115.5 feet north 73 deg.15'east 1831.5 feet north 60 deg. east 198 feet to the center of Crocker springs Road; thence along the center line of said road 1067.5 feet, passing the northerly extremity of a private road a 313.5 feet, to the point of the beginning and 70.7 acres more or less.

TRACT II

Land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, being part of the Crocker Springs Tract owned by Henry Sperry, of record in Plan Book 2, page 168, Chancery Court at Nashville, Tennessee, which is also part of the Whites Creek or Crocker Springs Tract on the Plan of the property marked "Reserved for Whites Creek Springs", as of record in Book 161, page 74, Register's Office for said County and State and further described as follows: Beginning at an iron pin in the northwesterly margin of Crocker Springs Road, said pin being the southwesterly corner of the property conveyed to Herman A. Krantz and wife, Anita R. Krantz from Billy E. Sluder and wife, Pauline Sluder by deed of record in Book 3912, page 607, Register's Office for said County and State; thence with the northeasterly margin of said road southwestvardly around a slight curve to a point in the southeasterly line of the property conveyed from Francis W. Gray and wife, Sarah P. Gray, by deed to H. D. Willcutts and wife, Willa Willcutts, of record in Book 3315, page 524, Register's Office for said County; thence south 38 deg. 57'west 25 feet, more or less. to the center of Crocker Springs Road; thence with the center of said road 1125 feet, more or less, to the northwesterly margin of a private road; thence northeast along said margin of said road 462 feet to a point north 34 deg. west 561 feet from the original southeast corner of the Crocker Springs Tract; thence 34 deg. west with the easterly boundary of said tract 858 feet to a stake; thence north 14 deg.30' east 453.75 feet thence north 10 deg.30'west 244 feet,more or less, thence south 34 deg. 10'west 285 feet; thence south 47 deg.15'west 74.5 feet; thence south 36 deg. 15'west 201.1 feet; thence south 43 deg. 27'west 100 feet; thence south 49 deg. 57'west 217.7 feet to the point of the beginning and being 11.6 acres, more or less.

Included herein but specifically excluded from is a tract of land previously sold containing 6.24 acres leaving a balance of 5.36 acres, more or less.

TRACT III

Land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, and being part of the 236 acres tract designated "Reserved for Whites Creek Spring" on the Map of the division of the Eben L. Crocker Estate as of record in Book 161, page 74, Register's Office for said County and State and further described as follows: Beginning at an iron pin in the northeasterly margin of Crocker Springs Road at the northwesterly corner of the property conveyed to Herman A. Krantz and wife Anita R. Krantz, from Billy E. Sluder and wife, Pauline Sluder by deed of record in Book 3912, page 607, Register's office for said County and State; thence north 41 deg.31' east 292 feet; thence north 57 deg. 46'east 280.7 feet thence north 43deg. 29' west 124.3 feet, thence north 57 deg. 46' east 113.3 feet; thence north 51deg.22' west 26.5 feet to a point lying south 57 deg. 46'west 40 feet from an rion pin; thence south 57 deg. 46'west 390 feet to an iron pin; thence south 41 deg.31' west 292 feet to an iron pin in tne northeasterly margin of said road; thence with the northeasterly margin of Crocker Springs Road south 43 deg. 39' east 140 feet to the point of beginning and containing 2 acres more or less.

INCLUDED HEREIN, BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED REAL PROPERTY, WHICH WAS PREVIOUSLY CONVEYED BY INSTRUMENT OF RECORD IN INSTRUMENT NO. 20061031-0134834, SAID REGISTER'S OFFICE.

North Tract (per Survey) Parcel No. 1.00

Land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, being that part of the Whites Creek or Crocker Springs Tract marked on the plan of said property "Reserved for Whites Creek Springs" which plan is of record in Book 161, page 74, Register's Office for said County and State, as further described as follows:

Beginning at an iron pin set 105.4 feet northwesterly along the southwestern right-of-way line of Crocker Springs Road from the north boundary line of the graveyard shown on said plan; thence South 57 degrees 06 minutes 37 seconds West a distance of 228.03 feet to an iron pin set; thence North 02 degrees 53 minutes 23 seconds West a distance of 293.30 feet to an iron pin set; thence North 32 degrees 52 minutes 23 seconds West a distance of 90.30 feet to an iron pin set; thence North 29 degrees 27 minutes 23 seconds West along an old fence line a distance of 474.60 feet to a small iron pin found; thence North 45 degrees 05 minutes 23 seconds West a distance of 188.16 feet to the center line of Crocker Springs Branch;

Thence the next 9 courses being along said centerline

1. North 80 degrees 36 minutes 56 seconds East a distance of 4.52 feet;
2. North 30 degrees 32 minutes 02 seconds East a distance of 30.12 feet;
3. North 51 degrees 59 minutes 43 seconds East a distance of 38.94 feet;
4. North 57 degrees 57 minutes 07 seconds East a distance of 52.64 feet;
5. North 63 degrees 00 minutes 12 seconds East a distance of 92.82 feet;
6. North 74 degrees 52 minutes 06 seconds East a distance of 56.97 feet;
7. South 74 degrees 59 minutes 43 seconds East a distance of 26.37 feet;
8. North 68 degrees 00 minutes 18 seconds East a distance of 67.55 feet;
9. North 48 degrees 55 minutes 34 seconds East a distance of 38.20 feet to the above mentioned southwestern right-of-way line of Crocker Springs Road; thence the next 4 courses being along said southwestern right-of-way line;

1. South 37 degrees 02 minutes 16 seconds East a distance of 34.75 feet; to a point on a non tangent curve to the right having a radius of 1011.74 feet, the radius point of which bears South 52 degrees 57 minutes 44 seconds West;

2. Southeasterly along said curve an arc distance of 99.24 feet to a point which bears North 58 degrees 34 minutes 55 seconds East from said radius point;

3. South 39 degrees 33 minutes 05 seconds East a distance of 93.87 feet;

4. South 31 degrees 16 minutes 56 seconds East a distance of 735.71 feet to the Point of Beginning, containing 8.18 acres, more or less

Included in this description is a proposed 15 foot wide ingress/egress easement located on the southerly border of this parcel and being more particularly described as follows:

Beginning on the Southwesterly right of way of Crocker Springs Road at the most southeasterly corner of the above described tract; thence with the southerly line S57 degrees 06' 37"W, 228.03 feet to the most southwesterly corner of the above described tract; thence N62 degrees 53' 23"W, 17.32 feet to the northerly line of the proposed 15 foot ingress/egress easement; thence with said northerly line N57 degrees 06' 37" E, 237.11 feet to the westerly right of way of Crocker Springs Road; thence with said right of way S31degrees 16' 56" E, 15.00 feet to the point of beginning.

North Tract (per Survey) Parcel No. 161

Land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, being that part of the Whites Creek or Crocker Springs Tract marked on the plan of said property "Reserved for Whites Creek Springs" which plan is of record in Book 161, page 74, Register's Office for said County and State, as further described as follows:

Beginning 329.2 feet northwesterly along the southwestern right-of-way line of Crocker Springs Road and North 58 degrees 43 minutes 04 seconds East a distance of 33.00 feet from the north boundary line of the graveyard shown on said plan same point also being on northeastern right-of-way line of said Crocker Springs Road;

Thence the next 4 courses being along said northeastern right-of-way line
1. North 31 degrees 16 minutes 56 seconds West a distance of 527.73 feet;

2. North 24 degrees 06 minutes 19 seconds West a distance of 104.86 feet; to a point on a non tangent curve to the left having a radius of 1071.74 feet, the radius point of which bears South 57 degrees 08 minutes 52 seconds West;

3. Northwesterly along said curve an arc distance of 78.29 feet to a point which bears North 52 degrees 57 minutes 44 seconds East from said radius point;

4. North 37 degrees 02 minutes 16 seconds West a distance of 115.52 feet to an iron pin found 1 foot high; thence North 89 degrees 44 minutes 31 seconds East a distance of 107.99 feet to a disturbed iron pin found;

Thence South 69 degrees 45 minutes 29 seconds East a distance of 211.32 feet to a iron pin set; thence South 39 degrees 18 minutes 39 seconds East a distance of 588.07 feet to an iron pin set on the northern margin of a private gravel drive; thence South 54 degrees 40 minutes 09 seconds West along said northern margin a distance of 303.43 feet to the Point of Beginning, containing 4.17 acres, more or less.

This is improved property known as 2417 and 2426 Crocker Springs Road, Goodlettsville, TN 37072.

Being the same property conveyed to Patricia E. Wall and Pendleton Square Trust Company, LLC, Co-Trustees of the Nathan T. Wall Marital Trust f/b/o Patricia Wall U/W Nathan T. Wall dated February 23, 2005, by Quitclaim Deed from Patricia E. Wall and Cumberland Trust & Investment Co., of record in Instrument No. 20180521-0048391, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Crocker Springs Road, Goodlettsville, Tennessee 37072.

Tax Map and Parcel No. 02300001200
02300005200