Karen Johnson Davidson County
Batch# 735776 DEEDQC
10/13/2021 03:11:48 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211013-0137857

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
The Maxey Family Limited Partnership, The 2021 Jacquelyn J. Smith Irrevocable Trust, and The 2021 Jodi L. Osborne Irrevocable Trust 1024 Club View Drive, E301 Gallatin, TN 37066	The Maxey Family Limited Partnership, The 2021 Jacquelyn J. Smith Irrevocable Trust, and The 2021 Jodi L. Osborne Irrevocable Trust 1024 Club View Drive, E301 Gallatin, TN 37066	Map 62 Parcels 9.01 and 155 Map 62 Parcel 11.01 3DZ 52860

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert T. Sircy, Jr. (also known as Bob Sircy)**, by these presents does hereby quitclaim and convey unto **(1) Stephen S. Englert, as Trustee of The 2021 Jacquelyn J. Smith Irrevocable Trust created under instrument of irrevocable trust dated October 13, 2021**, his successors and assigns, with the power to sell, encumber and otherwise convey without the joinder of any beneficiary thereunder, and **(2) Stephen S. Englert, as Trustee of The 2021 Jodi L. Osborne Irrevocable Trust created under instrument of irrevocable trust dated October 13, 2021**, his successors and assigns, with the power to sell, encumber and otherwise convey without the joinder of any beneficiary thereunder, equally as tenants in common, all of his right, title and interest in and to the following described tracts of land situated in Davidson County, Tennessee:

TRACT I:

LAND in Davidson County, Tennessee, and BEGINNING at a point, the same being in the Southerly margin of Elzie Miller Road (now being Music Valley Drive) and running thence North 33 deg. 31 min. 57 sec. East 300 feet to a point, the same being the new interior line of the Jim Walter Homes, Inc. property; running thence North 56 deg. 28 min. 03 sec. West 172.00 feet to a new interior line; thence continuing with the new interior line of the Jim Walter Homes, Inc. property South 29 deg. 49 min. 22 sec. West 123.58 feet to an iron pin; thence South 54 deg. 50 min. 34 sec. West 105 feet to a pin; thence with Music Valley Drive South 35 deg. 9 min. 26 sec. East 217 feet.

Said property is also known as PHASE II on the property of Jim Walter Homes of record in Book 5578, Page 179.

THERE is reserved a 20-foot right-of-way for future road widening along Music Valley Drive.

Being the same property conveyed to Orba Maxey and Bob Sircy by deed from Jim Walters Homes, Inc., of record in Book 6669, Page 258, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2608 Music Valley Drive, Nashville, Tennessee 37214.

TRACT II:

Land in Davidson County, Tennessee, being more particularly described as follows:

Land on Music Valley Drive fronting 735 feet on said Music Valley Drive, comprised of 10.22 acres, more or less, and shown on property maps as Map 62, Parcels 8.1 and 9.1, included in this description but specifically excluded from this conveyance is the following described parcel of real property:

Land on Music Valley Drive fronting 735 feet on said Music Valley Drive, comprised of 5.68 acres, more or less, and shown on property maps of Davidson County, Tennessee, as Map 62, Parcel 8.1.

Being the same property conveyed to Orba Maxey, Sr. and Robert T. Sircy, Jr., by deed from Bettye Fox Conrad and husband, Arch Conrad, and Jesse Wallace Fox and wife, Carolyn Mullen Fox, of record as Instrument No. 199912170304266, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2614 Music Valley Drive, Nashville, Tennessee 37214.

TRACT III:

Land in Davidson County, Tennessee, being Phase I (being a part of Lot 1) on the Plan of Jim Walter Homes Park of record in Plat Book 5200, Page 244, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Orba Maxey, Sr., and Robert T. Sircy, Jr. by deed from Jim Walters Homes, Inc., a Florida corporation, of record as Document No. 20061228-0160067 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2600 Music Valley Drive, Nashville, Tennessee 37214.

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

WITNESS my hand this 13th day of OCTOBER, 2021.

Robert T. Sircy, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, Notary Public, **Robert T. Sircy, Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 13 day of October, 2021.

Notary Public

J. ALLEN REYNOLDS III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

My Commission Expires: 3-8-22

The actual consideration paid for this transfer is $-0-.

Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this the 13 day of October, 2021.

Notary Public

J. ALLEN REYNOLDS III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

My Commission Expires: 3-8-22

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