Karen Johnson Davidson County
Batch# 749644 DEEDQC
11/04/2021 12:54:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20211104-0147700

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Ann Marie Montz and Mary Lois Irene Cobb 8888 Highway 100 Nashville, TN 37221	(same)	Map 168 Parcel 47

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, LLP, Richard A. Johnson, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF Tennessee)
COUNTY OF Williamson)

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

Affiant

Subscribed and sworn to before me, this the 29 day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 1-18-2025

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Ann Marie Montz and Mary Lois Irene Cobb, as Co-Trustees of the Kenneth B. McPherson Family Trust created under the Will of Kenneth B. McPherson dated December 18, 1997 ("Grantors"), by their presents, do hereby quitclaim and convey a fifty percent (50%) tenant in common interest unto each of Ann Marie Montz and Mary Lois Irene Cobb ("Grantee"), their heirs and assigns, all of their right, title and interest, in and to the following described land in Davidson County, Tennessee:

(See Exhibit A attached hereto for a more complete and accurate Legal Description)

This is improved property known as 8888 Highway 100, Nashville, Tennessee 37221.

4880-4629-6064.2

IN WITNESS WHEREOF, Grantors have executed this instrument on the 26th day of October, 2021.

Ann Marie Montz, Co-Trustee of the Kenneth B. McPherson Family Trust created under the Will of Kenneth B. McPherson, dated December 18, 1997

STATE OF Oregon)
COUNTY OF Clackamas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann Marie Montz, Co-Trustee of the Kenneth B. McPherson Family Trust created under the Will of Kenneth B. McPherson, dated December 18, 1997, 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 within instrument for the purposes therein contained.

Witness my hand and seal at my office in Clackamas, Oregon, this the 26 day of October, 2021.

NOTARY PUBLIC Oregon
My Commission Expires: 6/29/2024

OFFICIAL STAMP
LAURA LEIGH BOLLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1001496
MY COMMISSION EXPIRES JUNE 29, 2024

Mary Lois Irene Cobb, Co-Trustee of the Family Trust Share created under the Will of Lois M. McPherson, dated December 18, 1997

STATE OF Florida)
COUNTY OF Brevard)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen Lois Irene Cobb, Co-Trustee of the Family Trust Share created under the Will of Lois M. McPherson, dated December 18, 1997, 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 within instrument for the purposes therein contained.

Witness my hand and seal at my office in Melbourne, Florida, this the 26th day of October, 2021.

Elizabeth Schwind
NOTARY PUBLIC
My Commission Expires: Sept. 11, 2024

ELIZABETH SCHWIND
Commission # HH 017447
Expires September 11, 2024
Bonded Thru Budget Notary Services

Exhibit A

Tract One
A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being in the 35th Councilmanic Ward of Metropolitan Davidson County, Tennessee, formerly the 9th District of said County.

Beginning at a stake in the center of the Harding Road in J.D. Hicks N.B. line with cherry tree pointer in North side of the road;
Thence with Hicks' line and road 89-1/2° W. 9.32 poles to a stake in same;
Thence S. 84-1/2° W. 18.18 poles to a stake in the center of the road at the mouth of land, Hicks' stones, Joslyns corner;
Thence with Joslyns line N. 14° W. 55.45 poles to a cedar Joslyns corner;
Thence N. 1-1/4° E 80 poles to a stone, bush pointer on ridge, D. E. McPherson's corner;
Thence with McPherson's line W. 63-1/2° E. 23.30 to a stake 12 feet east of a sourwood in his line, Richard Peach northwest corner;
Thence with said Peach S. 32° 30 poles to a large chestnut on the ridge corner;
Thence S. 2° W. 69.33 poles to the beginning, containing 31.37 acres more or less, and being the western end of the said Peach home tract of land and recorded in Book 497, page 651, R.O.D.C. Tennessee, and being the same property conveyed to J. M. Newsom by Tobitha Newsom, of record in Book 530, page 322, R.O.D.C. Tennessee; and being the same property conveyed to D. E. McPherson, et ux, by deed of J. M. Newsom of record in Book 522, page 465, R.O.D.C. Tennessee.

Tract Two
Land in Davidson County, State of Tennessee, being in the 35th Councilmanic Ward of Metropolitan Davidson County, formerly the 9th Civil District of said County and described as follows:

Beginning in the center of the Harding Pike at a cherry tree, the southwest corner of the tract, thence with the center of said Harding Pike, N. 89-1/2° W. 42.19 poles to a stake;
Thence S. 74-1/2° W. 36.36 poles to a stake;
Thence S. 54° W. 8 poles to a stake in the center of said Harding Pike, the Southeast corner of the tract;
Thence N. 42° W. 21.75 poles to a sweet gum;
Thence N. 19° E. 30 poles to a poplar and hackberry;
Thence N. 81.50 poles to a stake in the William Forehand line;
Thence N. 89° W. 13.68 poles to a black oak, hickory pointers;
Thence N. 1° E. 39.63 poles to a stake, a corner of D. E. McPherson's land in the Forehand line;
Thence S. 63-1/2° W. 93.50 poles (with McPherson's line) to a stake 12 feet, east of a sourwood;
Thence S. 32° E. 30 poles to a large chestnut;
Thence S. 6° E. 46 poles to a stake;
Thence S. 2° W. 69.33 poles to the beginning, containing 83 and 149/160ths acres, more or less, according to a survey made by Ed L. Smith on May 15, 1917.

Included in this description but excluded from this conveyance is 2-1/4 acres conveyed by David E. McPherson to Mrs. Elva Reed and daughter Mrs. Mary Gleaves by deed of record in Book 876, page 527, Register's Office for Davidson County, Tennessee.

Tracts One and Two above being the same property conveyed to Hugh King, Trustee of the Kenneth B. McPherson Family Trust under the Will of Kenneth B. McPherson dated December 8, 1997, as to a 71.42% interest, by deed from Hugh King, Executor of the Estate of Kenneth B. McPherson, deceased, of record as Instrument No. 20010515-0050042, Register's Office for Davidson County, Tennessee Upon the death of Hugh King, Ann Marie Montz and Mary Lois Irene Cobb were appointed as Co-Trustees of the Kenneth B. McPherson Family Trust.

INCLUDED in the above descriptions, but specifically EXCLUDED herefrom, are the following two tracts of land:

Tract I

Beginning at Peach's southwesterly corner, said corner being in the northerly margin of Highway 100, thence with the margin of Highway 100 South 74° 12' 03" West 250 feet to an iron pin, thence with a curve to the left (having a central angle of 90° 00' 00" and a radius of 50.00 feet) 78.54 feet to an iron pin, thence North 15° 47' 57" West 942.47 feet to an iron pin, thence North 4° 44' 37" West 671.24 feet to an iron pin, thence North 21° 49' 35" West 292.15 feet to an iron pin, thence North 1° 33' 25" East 306.83 feet to an iron pin, thence North 2° 03' 54" West 227.42 feet to an iron pin, thence North 5° 12' 01" East 96.20 feet to an iron pin, thence North 63° 57' 58" East 549.99 feet to an iron pin, thence South 15° 50' 38" West 24.60 feet to an iron pin, thence South 13° 18' 16" West 168.94 feet to an iron pin, thence South 6° 02' 29" East 211.46 feet to an iron pin, thence South 3° 46' 39" East 248.00 feet to an iron pin, thence North 79° 20' 13" East 228.64 feet to an iron pin, thence South 1° 30' 03" West 153.49 feet to an iron pin, thence South 1° 21' 39" West 190.30 feet to an iron pin, thence South 0° 57' 30" West 668.72 feet to an iron pin, thence South 2° 03' 29" West 56.08 feet to an iron pin, thence South 21° 55' 57" West 286.82 feet to an iron pin, thence South 81° 12' 04" West 228.85 feet to an iron pin, thence South 81° 12' 04" West 7.60 feet to an iron pin, thence South 7° 17' 01" East 445.98 feet to the point of beginning containing 1,547,886.97 square feet or 35.5346 acres.

Tract II

Beginning at the northwesterly corner of the corner of the property, said corner being in the southerly margin of Highway 100 and the northerly margin of Highway 100 prior to the realignment of Highway 100, thence with the southerly margin of Highway 100 North 74° 12' 03" East 777.07 feet to an iron pin, thence with a curve to the left (having a central angle of 4° 47' 23" and a radius of 2,783.20 feet) 232.66 feet to an iron pin, thence South 59° 24' 06" West 186.56 feet to an iron pin, thence South 63° 29' 47" West 87.22 feet to an iron pin, thence South 67° 59' 24" West 112.36 feet to an iron pin, thence South 74° 01' 07" West 277.87 feet to an iron pin, thence South 78° 10' 53" West 86.20 feet to an iron pin, thence South 83° 53' 34" West 139.39 feet to an iron pin, thence North 89° 40' 01" West 135.77 feet to the point of beginning containing 47,285.25 square feet or 1.0855 acres.

Tracts I and II above being the same property conveyed to Dukes & Dukes Development Corporation by deed from Kenneth B. McPherson and wife, Lois M. McPherson, by Warranty Deed of record in Book 7420, page 99, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 29, 2021.

Affiant Signature

November 1, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 1st day of November, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

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