Karen Johnson Davidson County
Batch# 761310 DEEDQC
11/24/2021 04:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211124-0156618

THIS INSTRUMENT PREPARED BY:
White & Reasor, PLC (CBRIII)
3102 West End Avenue, Suite 400
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.:
Robert D. Poole and Gloria M. Poole, Trustees of the Robert D. Poole and Gloria M. Poole Revocable Trust Established August 26, 2014 1039 Hillview Drive Hendersonville, TN 37075	New Owner	105-040-256.00 105-040-392.00 105-040-393.00

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, ROBERT D. POOLE ("Grantor"), has bargained and sold, and does hereby quitclaim, transfer, and convey unto ROBERT D. POOLE and GLORIA M. POOLE, TRUSTEES, OF THE ROBERT D. POOLE AND GLORIA M. POOLE REVOCABLE TRUST ESTABLISHED AUGUST 26, 2014, all of Grantor's right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property").

This is improved real property known as 71, 75 and 77 Trimble Street, Nashville, Tennessee 37211.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

Charles D Reasor III
AFFIANT

SUBSCRIBED and sworn to before me this 15th day of Nov., 2021.

Jan M Mitchell
NOTARY PUBLIC

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 5, 2022

MY COMMISSION EXPIRES: 1/5/22

Gloria M. Poole, a married woman and the wife of Grantor ("Mrs. Poole"), has joined in the execution of this Quitclaim Deed for the purpose of conveying any marital interest she may have in the Property.

IN WITNESS WHEREOF, Grantor and Mrs. Poole have executed this Quitclaim Deed on this the 1st day of Nov, 2021.

GRANTOR:

ROBERT D. POOLE

GLORIA M. POOLE

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY APPEARED BEFORE ME, Stacie L Fisk, a Notary Public in and for said State and County, the within named ROBERT D. POOLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Sumner, Tennessee, this 1 day of Nov, 2021.

NOTARY PUBLIC

STACIE L. FISK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

MY COMMISSION EXPIRES:
8/19/25

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY APPEARED BEFORE ME, Stacie L Fisk, a Notary Public in and for said State and County, the within named GLORIA M. POOLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Sumner, Tennessee, this 1 day of Nov, 2021.

NOTARY PUBLIC

STACIE L. FISK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

MY COMMISSION EXPIRES:
8/19/25

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, described as follows:

TRACT 1 (Tax Map and Parcel ID# 105-040-256.00 – Also known as 71 Trimble Street, Nashville, TN)

Being Part of Lot No. 17 on the Plan of the Old Fairgrounds Property as of record in Book 21, Page 116, Register's Office for Davidson County, Tennessee being Lots Nos. 7 and 8 on the map of Raines' Subdivision of Lots No. 13 and 15 to 21 inclusive of said Old Fairgrounds Plan, not of record, described as follows:

Beginning on the southerly margin of Trimble Street, at a point 177 feet east of the easterly margin of Lewis, formerly East Hill Street; thence with the southerly margin of Trimble Street, eastwardly 100 feet to the corner of Lots 17 and 18 on the said original plan; thence with the line between said two lots, southwardly 160 feet to the northerly margin of alley; thence with said alley, westwardly 100 feet northwardly 160 feet to the point of beginning.

Being a portion of the same property conveyed to Cottonwood Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Freeman Investment, LLC, a Tennessee limited liability company, of record in Instrument Number 20100204-0008963, Register's Office for Davidson County, Tennessee, dated January 27, 2010, and recorded on February 4, 2010 and recorded on February 4, 2010.

TRACT 2 (Tax Map and Parcel #105-040-392.00 – also known as 75 Trimble Street, Nashville, TN)

Being Lot No. 1 of the Resubdivision of Lot 18 and a portion of Lot 17 on the Plan of the Old Fairgrounds Property as of record in Book 8250, Page 517, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Cottonwood Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Freeman Investment, LLC, a Tennessee limited liability company, of record in Instrument Number 20100204-0008963, Register's Office for Davidson County, Tennessee, dated January 27, 2010, and recorded on February 4, 2010.

TRACT 3 (Tax Map and Parcel #105-040-393.00 – Also known as 77 Trimble Street, Nashville, TN)

A certain parcel of land located in Davidson County, Tennessee, described as follows: to-wit.

Being Lot No. 2 of the Resubdivision of Lot 18 and a portion of Lot 17 on the Plan of the Old Fairgrounds Property as of record in Book 8250, Page 517, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Cottonwood Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Freeman Investment, LLC, a Tennessee limited liability company, of record in Instrument Number 20100204-0008963, Register's Office for Davidson County, Tennessee, dated January 27, 2010, and recorded on February 4, 2010.

Tracts 1, 2 and 3 above being the same property conveyed to Robert D. Poole by Special Warranty Deed from Cottonwood Investments, LLC, a Tennessee limited liability company, of record as Instrument Number 20140811-0071998, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Charles B. Reasor III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tended for registration herewith and that this is a true and correct copy of the original document executed on November 1, 2021, and authenticated according to law.

Dated this 19th day of November, 2021.

Charles B Reasor III

CHARLES B. REASOR III

State of Tennessee
County of Davidson

Personally appeared before me, Jan Minshall, a notary public for this county and state, Charles B. Reasor III, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on the 19th day of November, 2021.

Jan Minshall

Notary's Signature

My Commission Expires: 1-3-22

Notary's Seal (if on paper)

JAN MINSHALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires