This Instrument Prepared By:
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BAYDOUN & KNIGHT, PLLC
5141 Virginia Way, Suite 210
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 769681 DEEDQC
12/08/2021 09:18:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211208-0162603

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Stephen T. Church, *et al.* 2209 Crestmoor Road, Suite 100 Nashville, TN 37215	Stephen T. Church, *et al.* 2209 Crestmoor Road, Suite 100 Nashville, TN 37215	Map 117-10 Parcel 80

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 Dollars ($1.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, we, **Stephen T. Church and Susan O. Church, Co-Trustees of the 2JB Revocable Trust, previously known as the B2J Revocable Trust, dated December 12, 1990, as amended,** (the "Grantor"), hereby quitclaim unto **Stephen T. Church and Susan O. Church**, as joint tenants with rights of survivorship, their heirs and assigns (the "Grantee") as a terminating distribution, all of said trust's interest in the following land situated in Davidson County, Tennessee:

Tract 1:

Land located in the First Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Hillsboro View, Resub. of Lots 4, 5, 6, 7 & Pt. 3, of record in Plat Book 7900, Page 247, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen T. Church, Trustee for B2J Revocable Trust under agreement dated December 12, 1990 by Warranty Deed from Comdata Network, Inc., a Maryland corporation, and the successors in interest to Comdata Telegraph and Telecommunications, Inc. by Articles of Dissolution of record in Book 8281, Page 85, Register's Office for Davidson County, Tennessee, of record in Book 8281, Page 96, Register's Office for Davidson County Tennessee.

Tract 2:

Land lying in the 1st Civil District, Davidson County, Tennessee, being a portion of Lot 1 of Hillsboro View Resubdivision, Lots 4, 5, 6, 7 and part of 3 recorded in Plat Book 7900, Page 247, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Commencing at a concrete monument lying on the northerly right-of-way of Crestmoor Road, said point being the southwest corner of Lot 2, said Hillsboro View Resubdivision and the southeast corner of Lot 8, Hillsboro View Subdivision recorded in Plat Book 974, Pages 64 and 65, said Register's Office, thence along said right-of-way s 87° 00' 00" E 209.0' to the Point of Beginning, said point being the southwest corner of the herein described tract. Thence leaving said right-of-way of Crestmoor Road and with the easterly line of Lot 2 said Hillsboro View Resubdivison N 3° 03' 09" E 175.00' to a point, said point lying on the southerly line of Robert O. Smythe Deed Book 5173, Page 147, said Register's Office, thence with

Smythe S 87° 00' 00" E 4.30' to a point; thence leaving said Smythe S 03° 03' 09" W 175.0 to a point lying on the aforementioned northerly right-of-way of Crestmoor Road; thence along said right-of-way N 87° 00' 00" W 4.30 to the point of beginning containing 752.50 sq. ft. or 0.0173 acres more or less.

Being the same property conveyed to Stephen T. Church, Trustee for B2J Revocable Trust under agreement dated December 12, 1990 by Quitclaim Deed from Comdata Network, Inc., of record in Book 9219, Page 222, Register's Office for Davidson County Tennessee.

The above described property is also known as land in Davidson County, Tennessee, being Lot No. 2 as shown on the map entitled Hillsboro View Resub. of Lots 1 & 2, of record in Plat Book 8250, Page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This is improved property located at 2209 Crestmoor Road, Nashville, Davidson County, Tennessee 37215.

This conveyance is made subject to rights of way, easements, restrictions and reservations of record as located in the Register's Office for Davidson County, Tennessee, and ad valorem taxes for the 2021 year, due but not yet paid; and all leases for the premises.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of November, 2021.

B2J REVOCABLE TRUST, Grantor

By: Stph T. Church
Stephen T. Church, Co-Trustee

By: Susan O. Church
Susan O. Church, Co-Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen T. Church, Co-Trustee of the B2J Revocable Trust, whom I am personally acquainted and who acknowledged that he, in his fiduciary capacity, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of November, 2021.

Notary Public

My Commission Expires: 4/10/2022

WILLIAM LEE HORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Exp. Expires April 10, 2022

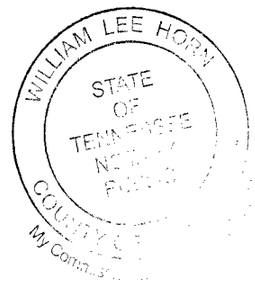
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan O. Church, Co-Trustee of the B2J Revocable Trust, whom I am personally acquainted and who acknowledged that she, in her fiduciary capacity, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of November, 2021.

Notary Public

My Commission Expires: 4/10/22



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $0.

Stephen T. Church, Affiant

Subscribed and sworn to before me, this 15th day of November, 2021.

Notary Public

My Commission Expires: 4/10/22

