QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 771240 DEEDQC
12/09/2021 02:32:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20211209-0163575

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

Subscribed and sworn to before me this 9th day of December, 2021

NOTARY PUBLIC

My commission expires: 4-19-2025

APRIL N. BRADLEY NOTARY PUBLIC STATE OF TENNESSEE SMITH COUNTY

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY:

OKORTALEKELLEY LAW FIRM

(Peter Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35332

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
The Grandview Eight, LLC, a Tennessee limited liability company 7079 Red Apple Road Nashville, TN 37103	NEW OWNER	183-00-0-013.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **George F. Kersey, Jr., Individually, as to Tract 1, and George F. Kersey, Jr. and John C. Kersey, Jr., as Co-Trustees of the Marital and Testamentary Trust of George F. Kersey, as to Tract 2,** hereinafter called **"GRANTORS,"**, by these presents, quitclaim, grant and convey unto **The Grandview Eight, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** its successors and representatives, all their right, title and interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

Being a tract or parcel of land lying in the 33rd Council District of Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. No. 1660, dated November 15, 2021, as follows:

Beginning at a ½" rebar with cap "RSA" set on the easterly margin of Old Hickory Boulevard (Right-of-Way width varies), said point being the most southwesterly corner of Lot 3 on the plan of Vintage at Burkitt Station, of record in Instrument No. 20160413-0035391, Register's Office Davidson County, Tennessee, and the most northwesterly corner of the afore-said Kersey Property;

Thence leaving the margin of Old Hickory Boulevard and with the southerly line of said Lot 3 and Lot 1, Vintage at Burkitt Station, South 81 Degrees 04 Minutes 40 Seconds East a distance of 242.94 feet to a ½" rebar with cap "RSA";

Thence continuing South 73 Degrees 30 Minutes 18 Seconds East a distance of 93.93 feet to a PK nail with shiner "RSA";

Thence crossing a creek South 01 Degrees 39 Minutes 19 Seconds West a distance of 22.92 feet to a PK nail with shiner "RSA";

Thence with the westerly line of the E.C. Crouch Lot of record in Plat Book 8250, page 348, Register's Office Davidson County, Tennessee; South 06 Degrees 11 Minutes 34 Seconds West a distance of 631.43 feet to a ½" rebar set at a fence corner;

Thence with the northerly margin of Twin Oaks Lane (Right-of-Way width unknown), and closely following an old wire fence, North 85 Degrees 50 Minutes 11 Seconds West a distance of 280.50 feet to a ½" rebar set in the westerly margin of Old Hickory Boulevard;

Thence with said margin of Old Hickory Boulevard, North 00 Degrees 46 Minutes 37 Seconds West a distance of 520.75 feet to a ½" rebar set;

Thence continuing North 08 Degrees 21 Minutes 05 Seconds East a distance of 175.80 feet to the Point of Beginning, containing 216,285 Square Feet or 4.97 Acres, more or less.

The said property consisting of two (2) tracts or parcels of land and having been acquired as follows:

Tract I: Being the same property conveyed to George Kersey and wife, Mary Kersey, by Warranty Deed from W.G. Burkitt and wife, Bessie Burkitt, of record in Book 2594, page 575, Register's Office Davidson County, Tennessee. The said George Kersey and wife, Mary Kersey having since died, the said George Kersey having preceded the said Mary Kersey, with title vesting in Mary Kersey, as surviving tenant by the entirety. The said property having been devised to George F. Kersey, Jr. pursuant to the Last Will and Testament of Mary O. Kersey, deceased (being one and the same person as Mary Kersey) filed on July 22, 2021 in the Circuit Court of Davidson County, Tennessee (Probate Division) Docket No. 21P1116.

Tract II: Being the same property conveyed to George F. Kersey, by Warranty Deed from Demetra C. Jones, a widow, of record in Book 4419, page 941, Register's Office Davidson County, Tennessee, the said George F. Kersey having since died. Pursuant to the Last Will and Testament of George F. Kersey, Sr. (being one and the same person as George F. Kersey), title to the subject tract or parcel of land was vested in George F. Kersey, Jr. and John C. Kersey, Jr., as Trustees of Marital Trust and Family Trust created under the Last Will and Testament of George F. Kersey, Sr.

Upon the death of his wife, Mary O. Kersey, the the Marital Trust and Family Trust terminated, and the Trustees were authorized and directed to the assets of the Trust and distribute the Trust principle, pursuant to the provisions of subject Will.

FOR INFORMATION PURPOSES ONLY:
BEING ☐ unimproved ☒ improved property known as:

13181 Old Hickory Boulevard, Antioch, TN 37013

(House Number) (Street) (City or Town) (State) (Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURES COMMENCE ON THE FOLLOWING PAGE]

WITNESS my/our hand(s) this 8th day of December, 2021.

George F. Kersey, Jr.

George F. Kersey, Jr., Co-Trustee

John C. Kersey, Jr., Co-Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared George F. Kersey, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on December 8th, 2021.

NOTARY PUBLIC

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared George F. Kersey, Jr., and John C. Kersey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, as Co-Trustees of the Marital and Testamentary Trust of George F. Kersey, and acknowledged that they executed the same as their free act and deed, in their capacity as Co-Trustees of the Marital and Testamentary Trust of George F. Kersey.

Witness my hand and official seal on December 8th, 2021.

NOTARY PUBLIC

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY