Karen Johnson Davidson County
Batch# 808943 DEEDQC
02/22/2022 11:06:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20220222-0019807

PREPARED BY: *Robert J. Hazard, Esq.* GULLETT SANFORD ROBINSON & MARTIN PLLC 150 THIRD AVENUE SOUTH, STE. 1700 NASHVILLE, TN 37201 615.244.4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) Actual consideration for this transfer is -$0-. **AFFIANT** Subscribed and sworn to before me on this day, December 22, 2021. Notary Public My Commission Expires: _____

New Owner Address:
Thomas G. Connor, Sr. and
Judith A. Connor, Co-Trustees
801 19th Avenue North
Nashville, TN 37208

Send Tax Bills To:
Same

Map-Parcel Number
126-00-0-039.00

QUITCLAIM DEED

Thomas G. Connor and wife, Judith Ann Connor (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Thomas G. Connor, Sr. and Judith A. Connor, Co-Trustees of The Connor Family Trust, dated August 11, 2011** (collectively, "Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow.>

859825 1/2011927

WITNESS my hand on this day, December 22, 2021.

Thomas G. Connor

Judith Ann Connor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas G. Connor** and **Judith Ann Connor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, December 22, 2021.

ROBERT J HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2022

Notary Public

My Commission Expires: _____

EXHIBIT A

Being a tract of land in the 9th Civil District of Davidson County, Tennessee, and described according to a Boundary Survey by Bob Cummings - Land Surveyors dated November 30, 1985, being property tax map 126, parcels 36, 38, 39 and 98, and described as follows:

Beginning at an iron rod in the northerly margin of Memphis - Bristol Highway, US Route 70 S, said point being 2,341 feet more or less easterly from the row of Old Charlotte Pike, said point also being the southerly corner of the W. J. Newsom property of record, Book 126, page 28, Register's Office Davidson County, Tennessee, said point also being on the east bank of a branch, (Newsom Creek) adjacent to the northeast corner of a cement culvert under Highway 70, this point being the most southwest corner of this tract of land; thence leaving said Highway 70 and with the W. J. Newsom property the following calls and distances N 33 degrees 45 min W 61.20' to an iron pipe; thence N 11 degrees 35 min E 138.38' to an iron pipe; thence N 28 degrees 24 min W 355.19' to an iron pipe; thence N 18 degrees 17 min W 227.30' to an iron pipe; thence N 8 degrees 48 min E 262.48' to an iron pipe; thence N 21 degrees 46 min E 200.03' to an iron pipe; thence N 14 degrees 14 min E 122.68' to an iron pipe; thence N 76 degrees 41 min W 88.28' to an iron rod, said rod being in the southeasterly corner of the Marcella Redd Dunn property of record in Book 1938, page 619, said Register 's Office, thence with said easterly line, N 3 degrees 08 min E 118.00' to the southwesterly corner of the property conveyed to John Paul Dunn, et ux., of record in Book 5532, page 529, said Register 's Office, thence continuing with said property line S 86 degrees 52 min E 26.00' to an iron rod; thence N 3 degrees 08 min E 70.00' to an iron rod; thence N 86 degrees 52 min W 26.00' to an iron rod; said point being in the easterly line of the aforesaid Marcella Redd Dunn property; thence with said line, N 3 degrees 08 min E 1044.01' to an iron rod; thence N 85 degrees 20 min W 57.75' to an iron rod; thence N 3 degrees 19 min E 2407.03' to an iron rod, said point being in the southerly line of the property conveyed to C. H. Weil, et al, of record in Book 5252, page 190, said Register 's Office, thence with said southerly line the following calls and distances S 85 degrees min E 259.08' to an iron rod; thence N 4 degrees 40 min E 33.00' to an iron rod; thence S 85 degrees 20 min E 506.55' to an iron rod; thence S 3 degrees 42 min W 363.00 to an iron rod; thence S 74 degrees 44 min E 3,357.47 ' to an iron rod; said point· being in the westerly line of the James H. Stein et ux, property of record in Book 5211, page 704, said Register's Office; thence with said line, S 34 degrees 46 min W 925.52' to an iron rod; thence S 32 degrees 04 min W 200.51' to an iron rod, said point being the northwesterly line of the James H. Stein property of record in Book 6032, page 892, said Register 's Office; thence with said northwesterly line S 57 degrees 55 min W 127.95' to an iron rod; thence S 45 degrees 23 min W 116.24' to an iron rod, said point being in the northwesterly line of the James David Stein property of record in Book 5328, page 931, said Register's Office; thence with said line, S 41 degrees 24 min W 180.31 to an iron rod; thence S 31 degrees 19 min W 199.78' to an iron rod; said point being in the northwesterly line of James H. Stein property of record in Book 5211, page 892, said Register's Office; thence with said line S 43 degrees 03 min W 107.82' to an iron rod; thence S 11 degrees 58 min E 82.42' to an iron rod; thence S 38 degrees 21 min W 398.01' to an iron rod; thence S 22 degrees 49 min W 161.81' to an iron rod; thence S 54 degrees 55 min E 24.24' to an iron rod; thence S 13 degrees 49 min W 115.64' to an iron rod; said rod being in the northerly margin of Memphis Bristol Highway, US Route 70 S, thence with the northerly margin of said Highway 70 the following calls and distances S 75 degrees 05 min W 44.14' to the beginning of a curve to the left, thence around said curve southwesterly 253.96' to a point, thence N 22 degrees 25 min W 20.00' to a point, the beginning of a curve to the left, thence around said curve southwesterly 450.39' to a point, thence S 54 degrees 25 min W 111.10' to a point; thence S 35 degrees 35 min E 20.00' to a point; thence S 54' degrees 25 min W 318.25 to a point at the beginning of a curve to the left; thence around said curve southwesterly 140.55' to a point; thence N 36 degrees 59 min W 10.00' to a point at the beginning of a curve to the left; thence around said curve southwesterly 151.06' to a point; thence N 38 degrees 29 min W 10.00' to a point at the beginning of a curve to the left, thence around said curve southwesterly 212.04' to a point; thence S 49

degrees 25 min W 283.73' to a point; thence S 40 degrees 35 min E 5.00' to a point; thence S 49 degrees 25 min W 302.00' to the beginning of a curve to the right, thence around said curve, southwesterly 383.93' to a point; thence S 22 degrees 40 min E 15.00' to a point at the beginning of a curve to the right; thence around said curve southwesterly 317.34' to a point; thence N 8 degrees 03 min W 10.00' to a point at the beginning of a curve to the right; thence around said curve southwesterly 22.72' to an iron rod being the point of beginning and containing 246.71 acres.

Included in the above description, but specifically excluded there from is 20.17 acres tract of land, vested in John Paul Dunn of record in Will Book 89, page 45 and known as tax map 126, parcel 37 and described as follows:

To reach the point of beginning the following calls and distances: Commencing at an iron rod in the northerly margin of Memphis - Bristol Highway, US Route 70 S, said point being 2,341 feet more or less easterly from the row of Old Charlotte Pike, said point also being the southerly corner of the W. J. Newsom property of record, Book 126, page 28, Register' s Office Davidson County, Tennessee, said point also being on the east bank of a branch, (Newsom Creek) adjacent to the northeast corner of a cement culvert under Highway 70, this point being the most southwest corner of this tract of land; thence leaving said Highway 70 and with the W.J. Newsom property the following calls and distances N 33 degrees 45 min W 61.20' to an iron pipe; thence N 11 degrees 35 min E 138.38' to an iron pipe; thence N 28 degrees 24 min W 355.19' to an iron pipe; thence N 18 degrees 17 min W 227.30' to an iron pipe; thence N 8 degrees 48 min E 262.48' to an iron pipe; thence N 21 degrees 46 min E 200.03' to an iron pipe; thence N 14 degrees 14 min E 122.68' to an iron pipe; thence N 76 degrees 41 min W 88.28' to an iron rod, said rod being in the southeasterly corner of the Marcella Redd Dunn property of record in Book 1938, page 619, said Register's Office, thence with said easterly line, N 3 degrees 08 min E 118.00' to the southwesterly corner of the property conveyed to John Paul Dunn, et ux., of record in Book 5532, page 529, said Register' s Office, thence continuing with said property line S 86 degrees 52 min E 26.00' to an ion rod; thence N 3 degrees 08 min E 70.00' to an iron rod; thence N 86 degrees 52 min W 26.00' to an iron rod; said point being in the easterly line of the aforesaid Marcella Redd Dunn property; thence with said line, N 3 degrees 08 min E 1044.01' to an iron rod; thence S 85 degrees 20 min E 593.88' to a point; thence N 3 degrees 42· min E 764.78' to an iron rod, THE TRUE POINT OF BEGINNING; thence N 3 degrees 42 min E 618.75' to an iron rod; thence S 85 degrees 27 min E 1429.84' to an iron rod; thence S 3 degrees 24 min W 610.50' to an iron rod; thence N 85 degrees 46 min W 1429.74' to the true point of beginning.

Commencing at an iron rod in the northerly margin of Memphis-Bristol Highway, US Route 70S, said point being 2,341 feet, more or less, easterly from the right-of-way of Old Charlotte Pike, said point also being the southerly corner of the W. J. Newsom property of record in Book 126, page 28; Register's Office for Davidson County, Tennessee, said point also being on the east bank of a branch, (Newsom Creek) adjacent to the northeast corner of a cement culvert under Highway 70, this point being the most southwest corner of that tract of land; thence leaving said Highway 70 and with the W. J. Newsom property the following calls and distances:

North 33 deg. 45 min. West 61.20 feet to an iron pipe; thence North 11 deg. 35 min. east 138.38 feet to an iron pipe; thence North 28 deg. 24 min. West 355.19 feet to an iron pipe; thence North 18 deg. 17 min. West 227.30 feet to an iron pipe; thence North 8 deg. 48 min. East 262.48 feet to an iron pipe; thence North 21 deg. 46 min. East 200.03 feet to an iron pipe; thence North 14 deg. 14 min. East 122.68 feet to an iron pipe; thence North 76 deg. 41 min. West 88.28 feet to an iron rod, said rod being in the southeasterly corner of the Marcella Redd Dunn property of record in Book 1938, page 619, said Register's Office, thence with said easterly line, North 3 deg. 08 min. East 118.00 feet to the southwesterly corner of the property conveyed to John Paul Dunn, et ux, of record in Book 5532, page

529, Register's Office for Davidson County, Tennessee; thence continuing with said property line South 86 deg. 52 min. East 26.00 feet to an iron rod; thence North 3 deg. 08 min. East 70.00 feet to an iron rod; thence North 86 deg. 52 min. West 26.00 feet to an iron rod; said point being in the easterly line of the aforesaid Marcella Redd Dunn property; thence with said line, North 3 deg. 08 min. East 1044.01 feet to an iron rod; thence South 85 deg. 20 min. East 593.88 feet to a point; thence North 3 deg. 42 min. East 764.78 feet to an iron rod, the true point of beginning; thence North 3 deg. 42 min. East 618.75 feet to an iron rod; thence south 85 deg. 27 min. East 1429.84 feet to an iron rod; thence South 3 deg. 24 min. West 610.50 feet to an iron rod; thence North 85 deg. 46 min. West 1429.74 feet to the true point of beginning.

Being the same property conveyed to Thomas G. and Judith Ann Connor by deed from Wade and wife, Birginia CMA Travis, of record in Book 10314, page 943, Register's Office for Davidson County, Tennessee.

EXHIBIT B

The below description re-describes the subject property in Instrument No. 20130926-0101206, Register's Office of Davidson County, Tennessee.

Being a proposed tract of land lying in the 35th Councilmanic District of Nashville, Davidson County Tennessee. Said tract consisting of 5 existing parcels identified as follows: parcel 39 of Davidson County Tax Map 126, as recorded in Book 10314, Page 943 Registers Office Davidson County (RODC); parcel 38 of Tax Map 126, as recorded in Book 10314, Page 943 RODC; parcel 37 of Tax Map 126, as recorded in Instrument #201101210005997 RODC; parcel 36 of Tax Map 126, as recorded in Book 10314, Page 943 RODC and parcel 98 of Tax Map 126, as recorded in Book 10314, Page 943 RODC. All parcels being found in the name of Thomas G. & Judith Ann Connor. Said tract being described as follows:

POINT OF BEGINNING being the northeast corner of the tract being described; thence South 34°46'00" West 925.52 feet to a point; thence South 32°04'00" West 200.51 feet to a point; thence South 57°55'00" West 127.95 feet to a point; thence South 45°23'00" West 116.24 feet to a point; thence South 41°24'00" West 180.31 feet to a point; thence South 31°19'00" West 199.78 feet to a point; thence South 43°03'00" West 107.82 feet to a point; thence South 11°58'00" East 82.42 feet to a point; thence South 38°21'00" West 398.01 feet to a point; thence South 22°49'00" West 161.81 feet to a point; thence South 54°55'00" East 24.24 feet to a point; thence South 13°49'00" West 115.64 feet to a point in the northerly right-of-way (R/W) line of Highway 70; thence with said R/W the following and a curve to the left having a radius of 2017.09 feet, an arc length of 298.11 feet, a central angle of 8°28'04", a chord bearing and distance of South 71°53'19" West 297.84 feet to a point; thence North 22°55'00" West 20.00 feet to a point; thence with a curve to the left having a radius of 1960.00 feet, an arc length of 450.38 feet, a central angle of 13°09'57", a chord bearing and distance of South 61°00'00" West 449.40 feet to a point; thence South 54°25'00" West 111.10 feet to a point; thence South 35°35'00" East 20.00 feet to a point; thence South 54°25'00" West 318.25 feet to a point; thence with a curve to the left having a radius of 5760.00 feet, an arc length of 140.55 feet, a central angle 1°23'53", a chord bearing and distance of South 53°43'04" West 140.55 to a point; thence North 36°59'00" West 10.00 feet to a point; thence with a curve to the left having a radius of 5770.00 feet, an arc length of 151.06 feet, a central angle of 1°30'00", a chord bearing and distance of South 53°40'00" West 151.06 feet to a point; thence North 38°29'00" West 10.00 feet to a point; thence with a curve to the left having a radius of 5780.00 feet, an arc length of 212.04 feet, a central angle of 2"06'07", a chord bearing and distance of South 53"21'57" West 212.03 feet to a point; thence South 49°25'00" West 283.73 feet to a point; thence South 40°35'00" East 5.00 feet to a point; thence South 49°25'00" West 302.00 feet to a point; thence with a curve to the right having a radius of 1228.30 feet, an arc length of 383.93 feet, a central angle of 17°54'32", a chord bearing and distance of South 58"22'16" West 382.37 feet to a point; thence South 22°40'00" East 15.00 feet to a

point; thence with a curve to the right having a radius of 1228.30 feet, an arc length of 317.35 feet, a central angle of 14°48'11", a chord bearing and distance of South 74°43'38" West 316.46 feet to a point; thence leaving said R/W of Highway 70 North 8°03'00" West 10.00 feet to a point; thence South 49°51'50" West 19.26 feet to a point; thence North 33°45'00" West 58.70 feet to a point; thence North 11°35'00" East 138.38 feet to a point; thence North 28°24'00" West 355.19 feet to a point; thence North 18°17'00" West 227.30 feet to a point; thence North 8°48'00" East 262.48 feet to a point; thence North 21°46'00" East 200.03 feet to a point; thence North 14°14'00" East 122.68 feet to a point; thence North 76°41'00" West 88.28 feet to a point; thence North 3°08'00" East 118.00 feet to a point; thence South 86°52'00" East 26.00 feet to a point; thence North 3°08'00" East 70.00 feet to a point; thence North 86°52'00" West 26.00 feet to a point; thence North 3°08'00" East 1044.01 feet to a point; thence South 85°20'00" East 201.33 feet; thence North 3°19'00" East 2407.03 feet to a point; thence North 4°40'00" East 33.00 feet to a point; thence South 85°20'00" East 506.55 feet to a point; thence South 3°42'00" West 363.00 feet to a point; thence South 74°44'00" East 3357.47 feet to the point of beginning.

Containing 10,980,819 square feet or 252.08 acres.

Being the same property conveyed to Thomas G. Connor and wife Judith Ann Connor by quitclaim deed from Donald R. Barrett, Jr., Trustee, and to Donald R. Barrett, Jr., Trustee, from Thomas G. Connor and wife Judith Ann Connor of record as Instrument No. 20130926-0101206, Register's Office of Davidson County, Tennessee.

The description is the same as that used in the previous deed.

This is improved property commonly known as Highway 70, Nashville, TN 37221.

INCLUDED in the above description, but specifically **EXCLUDED** there from is a 140.726-acre tract of land, conveyed to Rebecca R. Dooley and husband, Joseph M. Dooley of record in Instrument No. 20131112-0116679, Register's Office for Davidson County, Tennessee.

Being all of parcel 36 and a portion of parcels 37, 38, 39 & 98 of Tax Map 126 as owned by Thomas G. & Judith Ann Connor land lying in the 35th Councilmanic District of Nashville, Davidson County Tennessee. Said parcels being recorded in Instrument #20130926010206 RODC and being described as follows:

POINT OF BEGINNING being the southwest corner of the tract being described and the southeasterly corner of Steven Eatherly, Trustee (Instr. #20070706-0080917) in the northerly right-of-way (R/W) line of Memphis-Bristol Highway (US 70S). Said point being 2341 feet east of the Old Charlotte Pike R/W.

Thence, leaving said R/W of Highway 70 and with the east line of Eatherly for the next eight calls:

North 34°24'33" West 47.06 feet to a point;

North 11°23'09" East 138.38 feet to an iron pipe (old);

North 27°10'13" West 353.03 feet to an iron pipe (old);

North 20°14'48" West 228.28 feet to an iron pipe (old);

North 8°45'20" East 262.37 feet to an iron pipe (old);

North 21°38'30" East 200.03 feet to a point;

North 14°42'54" East 122.68 feet to an iron pipe (old);

North 76°38'32" West 88.13 feet to an iron rod (old) at the southeasterly corner of John P. Dunn (Instr. #20120627-0056505);

Thence, with the east line of Dunn for the next seven calls:

North 3°10'00" East 117.69 feet to a point;

South 87°23'56" East 26.00 feet to an iron rod (old);

North 3°03'58" East 70.00 feet to a point;

North 87°23'56" West 26.00 feet to an iron rod (old);

North 3°07'40" East 1044.01 feet to a point;

South 85°23'58" East 201.33 feet to an iron rod (old);

North 3°18'39" East 2407.03 feet to an iron rod (old) in the south line of Gary C. Weil (DB 5252, PG 190A);

Thence, with the south line of Weil for the next for calls:

North 4°14'44" East 33.03 feet to a point;

South 85°24'38" East 506.52 feet to a point;

South 3°39'29" West 363.12 feet to a point;

South 74°44'15" East 156.71 feet to a point in the west Easement line of TVA

Thence, on a new severance line, following the west Easement line of TVA for the next two calls:

South 19°03'25" East 2090.67 feet to a point;

South 13°53'12" East 1318.19 feet to a point in the north R/W of the aforementioned Memphis-Bristol Highway

Thence, with said R/W the following 16 calls:

Along a curve to the left having a radius of 1960.00 feet, an arc length of 20.51 feet, a central angle of 00°35'58", a chord bearing and distance of South 54°43'00" West 20.51 feet to a point;

South 54°25'00" West 111.10 feet to a point;

South 35°35'00" East 20.00 feet to a point;

South 54°25'00" West 318.25 feet to a point;

Along a curve to the left having a radius of 5760.00 feet, an arc length of 140.55 feet, a central angle 1°23'53", a chord bearing and distance of South 53°43'04" West 140.55 to a point;

North 36°59'00" West 10.00 feet to a point;

Along a curve to the left having a radius of 5770.00 feet, an arc length of 151.06 feet, a central angle of 1°30'00", a chord bearing and distance of South 53°40'00" West 151.06 feet to a point;

North 38°29'00" West 10.00 feet to a point;

Along a curve to the left having a radius of 5780.00 feet, an arc length of 212.04 feet, a central angle of 2°06'07", a chord bearing and distance of South 53°21'57" West 212.03 feet to a point;

South 49°25'00" West 283.73 feet to a point;

South 40°35'00" East 5.00 feet to a point;

South 49°25'00" West 302.00 feet to a point;

Along a curve to the right having a radius of 1228.30 feet, an arc length of 383.93 feet, a central angle of 17°54'32", a chord bearing and distance of South 58°22'16" West 382.37 feet to a point;

South 22°40'00" East 15.00 feet to a point;

Along a curve to the right having a radius of 1228.30 feet, an arc length of 317.34 feet, a central angle of 14°48'11", a chord bearing and distance of South 74°43'38" West 316.46 feet to a point;

North 8°03'00" West 10.00 feet to a point;

Along a curve to the right having a radius of 1218.30 feet, an arc length of 21.36 feet, a central angle of 1°00'17", a chord bearing and distance of South 82°37'56" West 21.36 feet to the point of beginning.

Containing 6,130,011 square feet or 140.726+ acres.

True Copy Certification

I, Robert J. Hazard, Esq., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/22/2021.

Signature

Date: 2-10-2022.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Robert J. Hazard, Esq. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, February 10, 2022.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

