Karen Johnson Davidson County
Batch# 832162 DEEDQC
03/31/2022 09:55:53 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220331-0037305

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Estate of Randy Lynn Scruggs and Estate of Gary E. Scruggs 508 Huckleberry Rd Nashville TN 37205	(same)	Map 26 Parcels 60, 81 and 135

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, LLP, Aaron B. Flinn, Esq., 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF Tennessee)
COUNTY OF Davidson)

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

Affiant

TERRI N WALLACE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Subscribed and sworn to before me, this the 11th day of March, 2022.

Terri N Wallace
NOTARY PUBLIC
My Commission Expires: 10/2/2023

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Jaime E. Scruggs and Jesse E. Scruggs, Successor Trustees of the Earl E. Scruggs Trust u/a/d April 27, 2006 ("Grantors") by these presents, do hereby quitclaim, transfer and convey unto the Estate of Randy Lynn Scruggs and the Estate of Gary E. Scruggs ("Grantees"), its successors and assigns, all our interest in the following described land in Davidson County, Tennessee:

> Land in the 10th Civil District of Davidson County, Tennessee, in accordance with a survey by Sanford and Associates, Inc., Franklin, Tennessee, dated November 27, 1974, and being more particularly described as follows:
>
> Beginning in the north margin of Gallatin Road at the southeast corner of William G. Wright property and the southeast corner of this property; thence N 13 deg. 39 min. 21 sec. W 2,499.55 feet to Sally V. Butts property; thence N 87 deg. 07 min. 58 sec. E 858.98 feet; thence S 82 deg. 28 min. 22 sec. E 70.08 feet; thence N 50 deg. 36 min. 15 sec. E 38.18 feet to the west margin of Farm Road; thence S 43 deg. 27 min. 32 sec. E. 213.67 feet; thence S 48 deg. 03 min. 46 sec. E 226.47 feet; thence S 34 deg. 46 min. 11 sec. E

134.59 feet; thence S 29 deg. 36 min. 56 sec. E 317.82 feet; thence S 15 deg. 35 min. 29 sec. E 104.55 feet; thence S 23 deg. 23 min. 23 sec. E 274.69 feet; thence S 4 deg. 43 min. 10 sec. E 133.37 feet; thence S 16 deg. 13 min. 25 sec. E 121.10 feet; thence leaving said Farm Road S 77 deg. 24 min. 22 sec. W 907. 78 feet; thence N 14 deg. 40 min. 54 sec. W 150.50 feet; thence S 80 deg. 03 min. 37 sec. W 200.84 feet; thence S 12 deg. 11 min. 32 sec. E 1108.52 feet to the north margin of Gallatin Pike; thence along the north margin of Gallatin Pike generally west 211.25 feet to the point of beginning, containing 46.070 acres, more or less.

Included in the above description but excluded from this conveyance are the following tracts of land:

Excluded Tract No. 1. Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the north margin of U.S. Highway 31E (Gallatin Road) West of Mansker's Creek and being more particularly described according to a survey by Crawford Land Surveyors, P.C., William C. Cockrill, Registered Land Surveyor, Tennessee R.L.S., No. 1401, dated February 29, 1996, and revised March 4, 1996, as follows:

Beginning at an iron pin in the northerly margin of U.S. Highway 31E, said pin being the southwest corner of the herein described tract and being 26.4 feet easterly along said margin from a concrete right-of-way monument; thence, leaving said margin, with the east line of Thomas Diskin, et. ux., of record in Deed Book 5072, page 425, R.O.D.C.T., N 13 deg. 12' 02" W, 925.97 feet to a point in the southerly margin of Hendersonville By-Pass; thence, with said margin and a curve concave to the south having a radius of 5629.58 feet, a central angle of 02 deg. 18' 48" and a chord of N 82 deg. 42' 07" E, 227.27 feet for an arc length of 227.29 feet to a point, said point being 4.76 feet along said margin from a concrete right-of-way monument; thence, leaving said margin, with the west line of W.H. Green, et. ux. of record in Deed Book 3186, page 421, R.O.D.C.T., S 12 deg. 11' 32" E, 930.83 feet to a concrete right-of-way monument in the north margin of U.S. Highway 31 E; thence, with said margin S 84 deg. 09' 39" W, 211.43 feet to the point of beginning, containing 202,753 square feet or 4.65 acres, more or less.

Being the same property conveyed to Shurgard-Freeman Franklin Joint Venture, a Tennessee joint venture, from Earl E. Scruggs and wife, Louise Scruggs, by deed of record in Book 9985, page 379, Register's Office for Davidson County.

Excluded Tract No. 2. Beginning at the point of intersection of the north boundary of the Andy and Andrew Barrett property and the

east boundary of the W. H. Green property; thence with said east boundary north 13 degrees 57 minutes 22 seconds west 148 feet more or less to a point in the north boundary of the W. H. Green, et ux property; thence with said north boundary south 80 degrees 48 minutes 44 seconds west 200.84 feet to a point in the west boundary of the W. H. Green et ux property; thence with said west boundary south 11 degrees 15 minutes 29 seconds east 168 feet more or less to a point in the proposed south margin of S.R. 386; thence with said proposed margin with a curve left having a radius of 5,629.58 feet westwardly 229.22 feet to a point in the east boundary of the Thomas Francis Diskin property; thence with said east boundary north 11 degrees 43 minutes 29 seconds west 238 feet more or less to a point in the proposed north margin of S.R. 386; thence with said proposed margin along a curve right having a radius of 5,864.58 feet eastwardly 592.89 feet to a point; thence north 88 degrees 17 minutes 24 seconds east 202.35 feet to a point; thence north 88 degrees 37 minutes 31 seconds east 559.765 feet to a point in the west boundary of the existing permanent perpetual easement; thence with said easement south 17 degrees 21 minutes 12 seconds east 44 feet more or less to a point in said north boundary of the Andy and Andrew Barrett property; thence with said north boundary south 78 degrees 05 minutes 39 seconds west 907.78 feet to the point of beginning and containing 4.016 acres and being part of the same property conveyed to Earl E. Scruggs et ux by Mary H. Wright as of record in book 4879, page 855, Register's Office for Davidson County.

Being the same property condemned and taken by the State of Tennessee as described in the Order of the Circuit Court of Davidson County, Tennessee, of record in Book 8211, page 577, Register's Office for Davidson County.

Being the same property conveyed to Randy L. Scruggs and Gary E. Scruggs, Trustees of the Earl E. Scruggs Trust, established April 27, 2006, by deed from Earl E. Scruggs, an unmarried person, of record as Instrument No. 20070316-0032440, said Register's Office, as corrected by Deed of Correction, of record as Instrument No. 20070413-0044700, said Register's Office. Both Randy L. Scruggs and Gary E. Scruggs have since died. Randy L. Scruggs predeceased Gary E. Scruggs. Prior to the death of Gary E. Scruggs, Jaime E. Scruggs and Jesse E. Scruggs were appointed as Successor Trustees of the Earl E. Scruggs Trust.

This is unimproved property located on Vietnam Veterans Boulevard, Madison, Tennessee 37115.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 22nd day of March, 2022.

Jaime E. Scruggs, Successor Trustee of the Earl E. Scruggs Trust u/a/d April 27, 2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jaime E. Scruggs, Successor Trustee of the Earl E. Scruggs Trust u/a/d April 27, 2006, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 22nd day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 5-5-2025

ALMA P. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Signature continued on the following page)

Jesse E. Scruggs, Successor Trustee of the
Earl E. Scruggs Trust u/a/d April 27, 2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesse E. Scruggs, Successor Trustee of the Earl E. Scruggs Trust u/a/d April 27, 2006, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 11th day of March, 2022.

Terri N. Wallace
NOTARY PUBLIC

My Commission Expires: 10/2/2023

TERRI N WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023