Karen Johnson Davidson County
Batch# 838195 DEEDQC
04/12/2022 08:34:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220412-0041951

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Ralph Hutchings Peden III, Trustee
Ralph Hutchings Peden III Trust
809 Edgewood Court
Franklin, TN 37069

Send tax notice to: Ralph Hutchings Peden III, Trustee
Ralph Hutchings Peden III Trust
809 Edgewood Court
Franklin, TN 37069

Map and Parcel No. 158 00 0 135.00

QUITCLAIM DEED
NO CONSIDERATION/NO TITLE SEARCH

Prepared from information supplied by the parties. The preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **Ralph Hutchings Peden III**, unmarried, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Ralph Hutchings Peden III, Trustee of the Ralph Hutchings Peden III Trust** ("Grantee"), a revocable living trust under agreement dated March 24, 2022, Grantor's entire interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

See attached Exhibit A.

The legal description is taken from the prior deed of record. This unimproved property is commonly referred to as Old Hickory Blvd., Forest Hills, Tennessee.

BEING THE SAME PROPERTY CONVEYED to Cindy Johnson Peden and Ralph Hutchings Peden III, each a fifty percent (50%) interest as tenants in common, as the heirs of the Estate of Ralph H. Peden Jr., as evidenced by *Affidavit of Heirship* of record in Instrument No. 20180108-0002213, Register's Office, Davidson County, Tennessee. Cindy Johnson Peden subsequently conveyed her fifty percent (50%) interest to Ralph Hutchings Peden III by Quitclaim Deed of record in Instrument No. 20180130-0009284, Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on the 5th day of April, 2022.

Ralph Hutchings Peden III

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Ralph Hutchings Peden III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of April, 2022.

NOTARY PUBLIC

My Commission Expires:

JULIE T. MOSS
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 21, 2025
COUNTY OF WILLIAMSON

EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), this transfer is exempt from transfer tax as a deed from a transferor to the transferor's or the transferor's spouse's revocable living trust and no oath of value is required in any transaction that is exempt from tax.

EXHIBIT A

Map and Parcel No. 15800013500

LAND LYING IN THE CITY OF FOREST HILLS, DAVIDSON COUNTY, TENNESSEE, AND BEING LOCATED NORTH OF OLD HICKORY BOULEVARD, AND WEST OF THE INTERSECTION OF OLD HICKORY BOULEVARD AND BRIDLEWOOD LANE, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT POINT AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID BEGINNING POINT BEING LOCATED SOUTH 87 DEGREES 18 MINUTES 28 SECONDS EAST 315.00 FEET, AND SOUTH 74 DEG 00 MIN 32 SEC EAST 10.30 FEET FROM THE NORTHWEST CORNER OF AN 11.862 ACRE TRACT CONVEYED TO MATTHEW ALLEN BRIGHT BY QUITCLAIM DEED FROM BETH ANN BRIGHT OF RECORD IN INSTRUMENT NUMBER 20040518-0057868, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THENCE, FROM SAID POINT OF BEGINNING NORTH 12 DEG 09 MIN 16 SEC EAST 146.08 FEET TO A POINT; THENCE NORTH 20 DEG 54 MIN 55 SEC EAST 223.74 FEET TO A POINT IN THE SOUTH MARGIN OF A 30 FT. WIDE EASEMENT FOR A ROADWAY; THENCE WITH THE SOUTH MARGIN OF SAID 30 FT. WIDE EASEMENT SOUTH 59 DEG 49 MIN 30 SEC EAST 192.73 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF LOT 1 OF FOUR OAKS SUBDIVISION OF RECORD IN PLAT BOOK 4675, PAGE 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE WEST BOUNDARY LINE OF SAID LOT 1, SOUTH 3 DEG 55 MIN 29 SEC EAST 341.89 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSON BEING THE NORTHEAST CORNER OF THE AFORE MENTIONED 11.862 ACRE TRACT CONVEYED TO MATTHEW ALLEN BRIGHT; THENCE WITH THE NORTH LINE OF SAID 11.862 ACRE TRACT NORTH 74 DEG 00 MIN 32 SEC WEST 312.75 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.006 ACRES, MORE OR LESS, OR 87,380 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED AND EASEMENTS FROM WILLIAM IRBY BRIGHT, III AND WIFE, PATRICE HAMBY BRIGHT TO MATTHEW ALLEN BRIGHT, A MARRIED MAN AS RECORDED ON THE 1ST DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060801-0093361; PART OF QUITCLAIM DEED FROM WILLIAM IRBY BRIGHT, III TO DOUGLAS S. HALE, TRUSTEE AS RECORDED ON THE 19TH DAY OF APRIL, 2000 IN INSTRUMENT NO. 200004190039088 AND PART OF WARRANTY DEED FROM FRANK L. MAYCHE AND WIFE, MARY ELIZABETH MAYCHE TO W. IRBY BRIGHT, JR. AND WIFE, GRACE BRIGHT AS RECORDED ON THE 19TH DAY OF SEPTEMBER, 1947 IN BOOK 1518, PAGE 485, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.