QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 20 DAY OF April, 2022.

(Affix Seal) TERESA LORRAINE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 06-21-2022

Karen Johnson Davidson County
Batch# 844359 DEEDQC
04/22/2022 04:34:34 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220422-0047004

THIS INSTRUMENT WAS PREPARED BY:
George Gilliam, Attorney at Law, The Gilliam Law Firm, PC
800 S. Gay Street, Suite 700, Knoxville, TN 37929

Address of New Owners:	Send Tax Bills To:	Tax ID#:
THE ERICK T. MCFARLAND AND KIMBERLY M. HUGHES REVOCABLE LIVING TRUST	SAME	067-023.00
5164 Ashland City Hwy		
Nashville, TN 37218		

For and in consideration of the sum of $10.00, consisting of cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERICK MCFARLAND and KIMBERLY HUGHES, husband and wife,** hereinafter called the Grantors, have bargained and sold, and do hereby Quitclaim and convey unto **ERICK T. MCFARLAND and KIMBERLY M. HUGHES, Co-Trustees of THE ERICK T. MCFARLAND AND KIMBERLY M. HUGHES REVOCABLE LIVING TRUST,** a Trust created on 20 day of April, 2022, hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

See Attached "EXHIBIT A"

This is ( ) unimproved property:

(X) improved property known as: 5164 Ashland City Hwy, Nashville, TN 37218

Witness my hand this 20 day of April, 2022

ERICK MCFARLAND

KIMBERLY HUGHES

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 **ERICK MCFARLAND** and **KIMBERLY HUGHES,** the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the with instrument for the purposes therein contained. Witness my hand and official seal at Davidson County, Tennessee, this 20 day of April, 2022.

Notary Public

My Commission Expires: 06-21-2025

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
PROPERTY DESCRIPTION

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being Lot No. 2 of William Alva Scott lands, described according to a survey made by John Setters in 1946, as follows:

Beginning on the northerly margin of New Hydes Ferry Pike or State Highway No. 12, said beginning point being the southwest corner of the property conveyed to W. Louis Simpkins and wife, by Deed from William Alva Scott and wife, of record in Book 1417, Page 450, Register's Office for Davidson County, Tennessee, said beginning point being also the common corner of Lots 1 and 2; thence with the line between said two lots, northwardly 1600 feet; thence westwardly 205.3 feet to the common corner of Lots Nos. 2 and 3; thence with the line between said two lots, southwardly 1700 feet to the northerly margin of State Highway No. 12 or New Hydes Ferry Pike; thence with the northerly margin of said Pike, eastwardly 200 feet to the point of beginning, containing 7.57 acres, more or less.

INCLUDED in the above property description but EXPRESSLY EXCLUDED THEREFROM is a tract of land conveyed to the State of Tennessee of record in Book 9620, Page 589, in said Register's Office, more particularly described as follows:

Beginning at a point in the existing northerly margin of State Route 12, 19 feet, more or less, from centerline Station 381+26.86; thence, with said existing northerly margin, South 66 deg. 29 min. 04 sec. West, 180.76 feet to a point in the westerly line of subject tract 19 feet, more or less, from centerline Station 383-07.46; thence, with said westerly line, North 10 deg. 20 min. 13 sec. West, 34.66 feet to a point in the proposed northerly margin 52 feet from centerline Station 382+95.42; thence, with said proposed northerly margin, North 66 deg. 38 min. 10 sec. East, 67.99 feet to a point in the proposed northerly margin 52.00 feet from center Station 382+27.43; thence with said proposed northerly margin, North 66 deg. 47 min. 37 sec. East, 112.59 feet to a point in the easterly line of subject tract 52.00 feet from centerline Station 381+15.27; thence, with said easterly line, South 10 deg. 20 min. 13 sec. East, 33.86 feet to the beginning, containing 0.139 of an acre.

Source of Title: 20150203-0010170