Karen Johnson Davidson County
Batch# 847889 DEEDQC
04/29/2022 08:29:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220429-0049514

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Laci M. Bonner, Trustee
Laci M. Bonner Revocable Living Trust
7406 River Road Pike
Nashville, TN 37209

Send Tax Bills To:
New Owner

Map and Parcel No.
08800006600

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, **Laci Bonner**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Laci M. Bonner, Trustee, Laci M. Bonner Revocable Living Trust Agreement dated April 25, 2022** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

See "Exhibit A" for legal description.

Being the same property conveyed to **Laci Bonner**, by Warranty Deed dated March 17, 2021, from **Bruce H. Vaughn and wife, Joy J. Vaughn**, recorded in Instrument No. 20210331-0042218, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

Laci Bonner and **Laci M. Bonner** are one and the same person.

This is improved property known as: **7406 River Road Pike, Nashville, TN 37209**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 25th day of April 2022.

Laci Bonner
Laci Bonner

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 **Laci Bonner**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of April 2022.

Notary Public

My Commission Expires:
7/22/23



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Laci Bonner
Affiant

Sworn to and subscribed to before me, this the 25th day of April 2022.

Notary Public

My Commission Expires:
7/22/23



"Exhibit A"

A certain tract or parcel of land situated in the Second Civil District of Nashville, Davidson County, Tennessee located on the westerly margin of River Road being Lot No. 4 of map A referenced on the first page of this deed, and being more particularly described as follows:

Beginning at an iron pin set in the westerly margin of River Road, said pin being Northerly 369.62 feet along said margin from the corner of George K. McCabe or record in Deed Book 9592, page 628, R.O.D.C.;
Thence, leaving said margin, with Lot No. 3, N73 degrees 33'45" W, 992.56 feet to an iron pin set;
Thence, N05 degrees 39'43"E, 445.28 feet to an iron pin set;
Thence, S74 degrees 24'13"W, 506.90 feet to an iron pin set;
Thence, with Lot No. 2, N80 degrees 49'36"W, 151.93 feet to an iron pin set;
Thence, N67 degrees 16'15"W, 302.09 feet to an iron pin set;
Thence, S19 degrees 22'01" W, 334.13 feet to an iron pin set in the northerly line of aforementioned McCabe;
Thence, with said McCabe, N68 degrees 54'34"W, 90.97 feet to an existing iron pin;
Thence, N73 degrees 00'23" W, 87.22 feet to an existing iron pin;
Thence, N77 degrees 37'10" W, 188.98 feet to an existing iron pin;
Thence, with the easterly line of Randolph Family Partners, L.P. of record in Deed Book 10084, page 485 R.O.D.C., N06 degrees 47'16" E, 345.23 feet to an iron pin set;
Thence, with Lot No. 5, S83 degrees 12'44"E, 352.69 feet to an iron pin set;
Thence, S67 degrees 16'15" E, 395.87 feet to an iron pin set;
Thence, S80 degrees 49'36" E, 135.01 feet to an iron pin set;
Thence, N74 degrees 24'13"E, 569.02 feet to an iron pin set;
Thence, S05 degrees 39'43" W, 477.01 feet to an iron pin set;
Thence, S73 degrees 33'45" E, 884.43 feet to an iron pin set in the westerly margin of River Road;
Thence, with said margin and a curve concave to the east having a central angle of 01 degrees 58'12", a radius of 1457.40 feet and a chord of S20 degrees 09'34"W, 50.11 feet for an arc length of 50.11 feet to the point of beginning containing 266,956 square feet or 6.13 acres, more or less, according to a survey made by Crawford Land Surveyors, P. C. dated April 24, 1998.