This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 857315 DEEDQC
05/17/2022 02:54:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20220517-0057001

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
The Old School Properties, LLC 5022 Old Hydes Ferry Pike Nashville, TN 37218-3911	The Old School Properties, LLC 5022 Old Hydes Ferry Pike Nashville, TN 37218-3911	068-00-0-068.00 068-00-0-036.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **JEREMY AARON MORROW** and **ANGELA DENISE DUNN** (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **THE OLD SCHOOL PROPERTIES, LLC, a Tennessee limited liability company** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20 22 day of April, 2022

GRANTORS:

Jeremy Aaron Morrow by Angela Denise Dunn as attorney in fact

JEREMY AARON MORROW
By Angela Denise Dunn, as Attorney in Fact, per Specific Power of Attorney dated April 13, 2022, of record in Instrument No. 202205170056999, Register's Office for Davidson County, Tennessee

Angela Denise Dunn

ANGELA DENISE DUNN

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jeremy Aaron Morrow by and through his attorney in fact, Angela Denise Dunn, and the within-named Grantors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purposes therein expressed and contained, by signing his/her name, as attorney in fact on behalf of Jeremy Aaron Morrow and as Angela Denise Dunn, individually.

Witness my hand and official seal this 20 day of April, 2022.

My Commission Expires:

1/31/26

Notary Public

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

EXHIBIT "A"

Legal Description of the Property

Being land lying in Davidson County, Tennessee. Said tract belonging to Morrow, Jeremy Aaron & Dunn, Angela Denise and is of record in Official Record Book 5147, Page (PG) 876 and Official Record Book 1809, Pg. 545 Register's Office Davidson County, Tennessee (RODCT). It can be generally described as being east of Old Hickory Blvd, South of and adjacent to Old Hydes Ferry Pike , West and north of the Cumberland River, and being further described below.

TRACT 1

Commencing at a 1" iron rod in the south right of way of Old Hydes Ferry Pike at the northeast corner of the Michael D. Oliver and Patricia Gail Shoemaker property as recorded in Instrument # 201707180072255 RODCT. Said POINT OF BEGINNING being located at Tennessee State Plane Coordinates: NORTHING 683780.50 and Easting 1698861.60.

Thence, leaving said Oliver and Shoemaker property and with said south right of way of Hydes Ferry Pike along a curve to the left, having a radius of 2,126.17 feet, an arc length of 122.30 feet, a delta of 03°17'45", and a chord of North 80°15'08" East 122.28 feet to a point, said point being the TRUE POINT OF BEGINNING FOR TRACT 1. Said point further marking the Northwest corner of the herein described parcel of land.

Thence, continuing with said right of way of Old Hydes Ferry Pike along a curve to the left, having a radius of 2,126.17 feet, a delta of 02°57'25", an arc length of 109.73 feet and a chord of North 77°07'33" East 109.72 feet to an existing iron pin. Said iron pin being the northwest corner of the Johnny Lee Capps Sr. and Robin Lynn property as recorded in Instrument QC-20150609-0054241 RODCT.
West and further being the Northeast corner of the herein described parcel of land.

Thence, leaving said right of way and with the west boundary line of said Capps and Lynn property, South 08°19'05" West 548.23 feet to a fence post. Said post being the southwest corner of said Capps and Lynn property.

Thence, continuing with said Capps and Lynn property, South 72°23'53" East 92.53 Feet to a T-Post in the west boundary line of the Timothy M. Stewart property as recorded in Instrument # DB-00007055-0000375 RODCT. Said T-Post marking the southeast corner of said Capps and Lynn property.

Thence, leaving said Capps and Lynn property and with said west boundary line of the Stewart property, South 07°35'15" West 1,157.84 feet to a bolt in the north boundary line of the Timothy and Kelly A. Stewart ETAL property as recorded in Instrument # QC-20170628-0064873 RODCT. Said bolt further marking the Southeast corner of the herein described parcel of land.

Thence, leaving said Timothy M. Stewart property and with the north boundary line of the Timothy and Kelly Stewart property the following two calls: South 86°20'13" West 164.73 feet to a 24" Yellow Poplar.

Thence, North 40°42'01" West 67.82 feet to an existing iron pin. Said pin marking the southwest corner of the herein described parcel of land.

Thence, North 09°50'12" East 1,333.71 to a point.

Thence, North 03°00'32" East 339.17 feet to the point of beginning, containing 377,931.69 sq ft or 8.68 acres more or less.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE DEEDS OF RECORD in Book 2748, Page 297, Book 2962, Page 563 and Book 5124, Page 686 as corrected in Book 5147, Page 876, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

BEING the same property conveyed to PATTERSON DICKSON AND WIFE, NETTIE DICKSON, by deed from CLAUDE D. JOHNSON AND WIFE, DORIS WOOD JOHNSON, dated March 10, 1950, of record in Book 1809, Page 545, said Register's Office.

PATTERSON DICKSON AKA PATTERSON DICKERSON died, on or about, March 13, 1978 leaving NETTIE DICKSON AKA NETTIE DICKERSON as the surviving tenant by the entirety. NETTIE DICKERSON having since remarried to CLARENCE HOLLAND.

Also, being the same property conveyed to WILLIAM H. MORROW AND WIFE, LILLIE M. MORROW, by deed from NETTIE DICKERSON HOLLAND AND HUSBAND CLARENCE HOLLAND, dated July 10, 1980, of record in Book 5623, Page 507, said Register's Office.

LILLIE M. MORROW died, on or about, January 22, 2015, leaving WILLIAM H. MORROW as the surviving tenant by the entirety.

WILLIAM H. MORROW AKA WILLIAM H. MORROW, JR. died testate, on or about, February 6, 2021. Pursuant to the terms of his will of record in the Chancery Court for Davidson County, Tennessee, Probate Division, Docket No. 21P2110, CHERYL MARIE STEVENSON was granted a life estate in the property with the remainder to ANGELA DENISE DUNN AND JEREMY AARON MORROW. Said will references DANA MICHELLE ROYSDEN as the daughter of WILLIAM H. MORROW, JR. although she was legally adopted at a young age by others and is also of record in Instrument No. 20220208-0014545, said Register's Office.

TRACT 2

Beginning at a 1" iron rod in the south right of way of Old Hydes Ferry Pike at the northeast corner of the Michael D. Oliver and Patricia Gail Shoemaker property as recorded in Instrument # 201707180072255 RODCT. Said POINT OF BEGINNING being located at Tennessee State Plane Coordinates: NORTHING 683780.50 and Easting 1698861.60. Said iron rod further being the Northwest corner of the herein described parcel of land.

Thence, leaving said Oliver and Shoemaker property and with said south right of way of Hydes Ferry Pike along a curve to the left, having a radius of 2,126.17 feet, an arc length of 122.30 feet, a delta of 03°17'45", and a chord of North 80°15'08" East 122.28 feet to a point. Said point further being the Northeast corner of the herein described parcel of land.

Thence, leaving said right of way, South 03°00'32" West 339.17 feet to a point.

Thence, South 09°50'12" West 1,333.71 to an existing iron pin in the north boundary line of the Timothy M. and Kelly A. Stewart Etal property as recorded in Instrument # QC-20170628-0064873 RODCT. Said pin being the Southeast corner of the herein described parcel of land.

Thence, with said north boundary line of the Timothy M. and Kelly A. Stewart Etal property the following two calls: North 24°48'02" West 266.99 feet to a point in a downed fence;

Thence, North 29°13'51" West 199.98 feet to a set ½" iron pin (capped "TTL"). Said pin being the Southwest corner of the herein described parcel of land.

Thence, North 05°53'48" East 156.40 feet to an existing iron pin marking the corner of said Timothy M. and Kelly A Stewart Etal property and the southeast corner of the Tonja and David Wortham property as recorded in Instrument# DB. 20211117-0153372 RODCT.

Thence, leaving said Stewart property and with the east boundary line of said Wortham property, North 06°26'05" East 155.24 feet to am existing iron pin marking the southeast corner of the Natasha Collins property as recorded in Instrument #: DB-20200305 0024648 RODCT.

Thence, leaving said Wortham property and with said Collins property, North 06°55'37" East 600.40 feet to a rock with a divot. Said rock with divot marking the southwest corner of the Michael Dwayne Oliver and Patricia Gail Shoemaker property as recorded in instrument # QC 20170718-0072255 RODCT.

Thence, leaving said Collins property and with said Oliver and Shoemaker property the following two (2) calls: North 87°00'45" East 200.00 feet to a new iron pin.

Thence, North 05°34'29" East 300.36 feet to the point of beginning, containing 268,743.77 sq. ft. or 6.17 acres more or less.

Being the same property of record in Instrument No. 20211019-0140449, in the Register's Office for Davidson County, and being known as Map-Parcel Number 068-00-0-068.00 by the Davidson County Tax Assessor's Office.

BEING part of the same property conveyed to PATTERSON DICKSON AND WIFE, NETTIE DICKSON, by deed from CLAUDE D. JOHNSON AND WIFE, DORIS WOOD JOHNSON, dated March 10, 1950, of record in Book 1809, Page 545, said Register's Office

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Also, being the same property conveyed to William H. Morrow and wife, Lillie W. Morrow, by deed from Patterson Dickerson and wife, Nettie Dickerson, recorded in Book 5124, Page 686, dated March 11, 1977, as corrected in Book 5147, Page 876, dated May 6, 1977, said Register's Office.

LILLIE M. MORROW died, on or about, January 22, 2015, leaving WILLIAM H. MORROW as the surviving tenant by the entirety.

WILLIAM H. MORROW AKA WILLIAM H. MORROW, JR. died testate, on or about, February 6, 2021. Pursuant to the terms of his will of record in the Chancery Court for Davidson County, Tennessee, Probate Division, Docket No. 21P2110, CHERYL MARIE STEVENSON was granted a life estate in the property with the remainder to ANGELA DENISE DUNN AND JEREMY AARON MORROW. Said

will references DANA MICHELLE ROYSDEN as the daughter of WILLIAM H. MORROW, JR. although she was legally adopted at a young age by others and is also of record in Instrument No. 20220208-0014545, said Register's Office.

Also, being the same property conveyed to JEREMY AARON MORROW AND ANGELA DENISE DUNN, by deed from DANA MICHELLE ROYSDEN, dated September 9, 2021, of record in Instrument No. 20210914-0123379, said Register's Office.

All according to an ALTA survey drawing by TTL, Inc. company, by Joshua Meeks (TN RLS #2790), dated March 17, 2022.

AFFIDAVIT OF VALUE

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $0.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 22 day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 7-8-2025

SAMANTHA BIRDSALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2025

TRUE COPY CERTIFICATION

I, David J. Eckelmann, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **April 22, 2022** (date of document).

David J. Eckelmann

4/25/22
Date

STATE OF TENESSEE)
COUNTY OF DAVIDSON)

On 4/25/22, before me, the undersigned, personally appeared David J. Eckelmann, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

