Karen Johnson Davidson County
Batch# 859308 DEEDQC
05/20/2022 07:45:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220520-0058388

Connie Stroud, Register
Robertson County Tennessee
Rec #: 332369 Instrument #: 401310
Rec'd: 30.00 Recorded
State: 0.00 5/13/2022 at 9:49 AM
Clerk: 0.00 in Record Book
Other: 2.00 2177
Total: 32.00 Pages 129-134

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 6th day of April, 2022. Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Lloyd Earl Grogan and/or Mitzi G. Grogan, Trustees P.O. Box 172 Ridgetop, Tennessee 37152	SAME	Robertson County: 132 094.00 000 132 094.00 001 132 094.01 000 Davidson County: p/o 002 054.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lloyd Earl Grogan and wife, Mitzi G. Grogan**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Lloyd Earl Grogan and/or Mitzi G. Grogan, Trustees of the Lloyd & Mitzi Grogan Living Trust, established by the Revocable Trust Agreement of Lloyd Earl Grogan and Mitzi G. Grogan dated April 6, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 6th day of April, 2022.

Lloyd Earl Grogan

Mitzi G. Grogan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lloyd Earl Grogan and Mitzi G. Grogan, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of April, 2022.

My Commission Expires: LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Notary Public

EXHIBIT A

Legal Description

(Lloyd Earl Grogan and Lloyd E. Grogan are one and the same person. Mitzi G. Grogan and Mitzi Grogan are one and the same person.)

PARCEL 1:

Land lying in the 12th Civil District of Robertson County, Tennessee, more particularly described as follows:

Tract 1:
BEGINNING at a point in the intersection of the east edge of the Ridgetop Lake Road with the north edge of U.S. Highway No. 41, Springfield to Nashville Pike, corner to the Ridgetop School Lot and the most westerly northwest corner of this land; thence with the south line of said school lot, S 65° E, 28 poles to a point, corner to said school lot; thence N 15 poles to a point, corner to King in the east line of said school lot; thence E 40 poles; thence S 2° W, 23.7 poles to a stone; thence W 21 poles to a stone, corner to Caroline Jones; thence S 3° W, 16.5 poles to a point in the center of a road; thence with said road, N 86° W, 25.8 poles to said Highway right-of-way; thence with said highway right-of-way as follows: North 8° W, 12.1 poles; N 21 ° W, 6 poles; N 28° W, 6 poles; N 38° W, 6 poles; N 48° W, 6 poles; N 58° W, 6 poles to the beginning, containing 10 acres, more or less, as surveyed in August, 1948, by J. R. Scott, County Surveyor of Robertson County, Tennessee.

Tract 2:
BEGINNING at a point in the east line of the Ridgetop School Property, which is the west edge of a 30-foot road running on the east side of the school property; thence S 3° W, with the east line of the school lot, 509 feet; thence east 1100 feet; thence N 3° E, 509 feet; thence W 1020 feet to the beginning, containing 12.5 acres, more or less.

Being the same property conveyed to Lloyd Earl Grogan and wife, Mitzi Grogan, by deed from W.D. Templeton and wife, Joyce C. Templeton, of record in Record Book 1445, page 522, Register's Office for Robertson County, Tennessee.

PARCEL 2:

Land lying in the 12th Civil District of Robertson County, Tennessee, and the 10th Councilmanic District of Davidson County, Tennessee, said tract being a portion of right-of-way of U.S. Highway #41 (S.R. #11) and being more particularly described as follows:

Beginning at an iron pin (new). at the intersection of the northerly margin of East End Road and the easterly margin of U.S. Highway #41, (S.R. #11), a corner of a tract of land which belongs to Lloyd E. Grogan, having a deed reference in Record Book 1445, Page 522. Register's Office for Robertson County, Tennessee, (RORCT), the southeast corner of this tract, and continuing with a new line, as follows: N 69°08'13" W, 49.83 feet to an iron pin (new);thence, N 08°48'02" W,

107.23 feet to an iron pin (nvew); thence, N 27°16'18" W, 126.48 feet to an iron pin (new); thence, N 23°35'38" W, 80.99 feet to an iron pin (new); thence, N 27°21'05" W, 81.15 feet to an iron pin (new); thence, N 32°34'24" W, 87.45 feet to an iron pin (new);thence, N 52°54'07" E, 83.89 feet to an iron pin (new), a common corner of a tract of land which belongs to Robertson County, Tennessee, having a deed reference in Deed Book 105, Page 549, RORCT, and said tract of land which belongs to Lloyd E. Grogan; thence with the boundary of said tract of land which belongs to Lloyd E. Grogan, as follows: with a curve to the right, having a radius of 629.96 feet, an arc distance of 399.91 feet, and a chord bearing and distance of S 18°54'43" E, 393.23 feet to an iron pin (new); thence, S 00°43'32" E, 69.59 feet to an iron pin (new);thence, S 49°25'34" E, 62.00 feet to an iron pin (new);thence, S 10°34'05" W, 25.24 feet, to the point of beginning, containing 0.69 acres.

This conveyance is made and accepted subject to the following conditions which will be binding upon the Grantees, their heirs and assigns, and shall run with the land in perpetuity.

Said conditions are as follows:

(1) no person, on the grounds of sex, handicap, race, color, religion, age, or national origin shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of any public accommodations which may be constructed on the above described land;

(2) that in connection with the construction of any improvements on said lands and the furnishings of services thereon, no discrimination shall be practiced and in the selection of employees and contractors, by contractors in the selection and retention of first-tier subcontractors and by first-tier subcontractors in the selection of the retention of second-tier subcontractors;

(3) that such discrimination shall not be practiced against the public in their access to and use of the facilities and services provided for public accommodations (such as eating, sleeping, rest, recreation, and vehicle servicing) constructed or operated on the above described land;

(4) that the Grantees comply with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended, Title 49, Code of Federal Regulations, Part 27, Nondiscrimination on the Basis of Handicap in Programs and Activities Receiving or Benefiting from Federal Financial Assistance; and 23 U.S.C., Section 324;

(5) that this conveyance is subject to any interest a utility may have in the placement and maintenance of existing utility facilities located on the property;

(6) no junkyards, as defined in 23 U.S.C., Section 136 shall hereafter be established or maintained on land released as excess to highway needs. No signs, billboards, outdoor advertising structures or advertisement of any kind as provided for in 23 U.S.C., Section 131 shall be hereafter erected, displayed, placed or maintained upon or within the land released, except that signs may be erected and maintained to advertise the sale, hire or lease of the property, or the principal activities conducted on the land upon which the signs are located.

Being the same property conveyed to Lloyd Earl Grogan and wife, Mitzi Grogan by deed from the State of Tennessee, of record in Record Book 1613, page 960, Register's Office for Robertson County, Tennessee, and also recorded as Instrument No. 20151230-0131063, Register's Office for Davidson County, Tennessee.

PARCEL 3:

Land lying in the 12th Civil District of Robertson County, Tennessee, more particularly described as follows:

Beginning at an iron pin (old), a corner of said tract of land which belongs to Lloyd E. Grogan, having a deed reference in Record Book 1445, Page 522, RORCT, the southeast corner of this tract, and continuing, as follows: N 55°01'22" W, 60.00 feet to an iron pin (new), in the northerly boundary of said tract of land which belongs to Lloyd E. Grogan; thence with a new line, N 84°54'22" E, 56.32 feet to an iron pin (new), in the westerly boundary of said tract of land which belongs to Lloyd E. Grogan; thence, S 09°58'38" W, 40.00 feet, to the point of beginning, containing 1,088 square feet, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated October 4, 2016.

Being the same property conveyed to Lloyd Earl Grogan and wife, Mitzi Grogan, by deed from Robertson County, Tennessee, a Tennessee County governmental entity, of record in Record Book 1713, page 495, Register's Office for Robertson County, Tennessee.

INCLUDED in the above descriptions but **EXCLUDED** from this conveyance are the following out-conveyances made by the Grantors:

1. Certain real property lying and being in the 12th Civil District of Robertson County, Tennessee conveyed to Robertson County, Tennessee, a Tennessee County governmental entity, by deed from Lloyd Earl Grogan and wife, Mitzi Grogan, of record in Record Book 1713, page 492, Register's Office for Robertson County, Tennessee.

2. Certain real property lying and being in the 12th Civil District of Robertson County, Tennessee conveyed to Michelle L. Hester by deed from Lloyd Earl Grogan and wife, Mitzi Grogan, of record in Record Book 1788, page 346, Register's Office for Robertson County, Tennessee.

This is improved property known as 101 East End Road, Goodlettsville, Tennessee 37072, and unimproved property known as East End Road, Goodlettsville, Tennessee 37072, and 1693 Highway 41 South, Goodlettsville, Tennessee 37072.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 6, 2022.

05-13-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of May, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

