Karen Johnson Davidson County
Batch# 870853 DEEDQC
06/14/2022 10:09:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20220614-0067396

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 2nd day of June, 2022. Notary Public My Commission Expires:

BROOKE RECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Walker G. Bloodworth, Trustee 2817 West End Avenue, #126-256 Nashville, Tennessee 37203	SAME	077 00 0 018.00 077 00 0 032.00

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, **Walker G. Bloodworth**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases

and quitclaims all of the Grantor's 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 **Walker G. Bloodworth, Trustee of the Walker G. Bloodworth Living Trust, established by the Revocable Trust Agreement of Walker G. Bloodworth dated June 2, 2022**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

WITNESS my hand this 2nd day of June, 2022.

Walker G. Bloodworth

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 Walker G. Bloodworth, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 2nd day of June, 2022.

My Commission Expires: _____

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

EXHIBIT A
Legal Descriptions

077 00 0 018.00 – 8681 Cub Creek Road, Nashville, Tennessee 37209

Land lying in Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the centerline of Cub Creek Road; said point serves as the northwest corner of the herein described tract and northeast corner of Rose A. Prock (DB 40305, pg. 25586); runs thence with the centerline of Cub Creek Road North 41 deg. 33 min. 44 sec. East 147.26 feet, North 69 deg. 32 min. 06 sec. East 230.51 feet, North 59 deg. 53 min. 45 sec. East 260.25 and North 79 deg. 55 min. 46 sec. East 110.26 feet to a point which serves as the northeast corner of the herein described tract and northwest corner of David Lee Snyder (DB 7724, pg. 629); thence, leaving the road with lines agreed to in a boundary line agreement (Dozier/Snyder) recorded as Instrument No. 20060718-0086744 South 00 deg. 42 min. 13 sec. East 26.39 feet to an iron pin set on the right of way of the road (25 feet from centerline at right angles) and continuing South 00 deg. 42 min. 13 sec. East 257.40 feet to a 1/2" pipe found with 1" pipe witness: thence South 89 deg. 57 min. 13 sec. East (passing a steel post set on line at 444.56 feet and a second steel post at an additional 89.82 feet) for a total distance of 660.08 feet to an iron pin set with steel post witness at a triple hickory tree; thence South 64 deg. 34 min. 33 sec. West 235.14 feet to an iron pin set on the southeast side of a 14" hickory snag in a fence: said pin serves as the southern terminus of the specific courses stated in the boundary line agreement; thence with the general meanders of a wire fence (which Dozier & Snyder agreed to serve as common boundary in the above mentioned document) chord bearings and distances as follows: South 46 deg. 08 min. 06 sec. West 231.83 feet to a 20" hickory, South 10 deg. 13 min. 51 sec. West 194.69 feet to a 20" white oak, South 19 deg. 50 min. 51 sec. East 359.30 feet to a 8" sassafras, South 02 deg. 39 min. 50 sec. West 289.06 feet to a 12" hickory, South 17 deg. 43 min. 35 sec. East 209.85 feet to a 36" white oak, South 32 deg. 51 min. 18 sec. East 186.57 feet to a 24" mountain oak, South 02 deg. 57 min. 51 sec. West 312.29 feet to a 24" mountain oak, South 24 deg. 14 min. 58 sec. East 87.27 feet to a forked mountain oak, South 44 deg. 52 min. 16 sec. East 123.28 feet to a 6" hickory, South 62 deg. 13 min. 56 sec. East 269.48 feet to a 14" mountain oak, South 58 deg. 17 min. 40 sec. East 835.57 feet to a 20" white oak, South 32 deg. 52 min. 11 sec. East 371.81 feet to a 8" maple, and South 19 deg. 33 min. 18 sec. East 394.58 feet to an iron pin set at the eastern most corner of the herein described tract; said pin serves as the north corner of the eastern terminus of a narrow rectangular strip portion of Jean Sexton (DB 4972, pg. 251-also see Boundary Line Agreement- Dozier/Sexton in Instrument No. 20060718-0086743; said pin is located North 32 deg. 20 min. 12 sec. West 54.38 feet from a "T" shaped iron pin found at Snyder's southwest corner; runs thence with the west line of Sexton's rectangular strip South 46 deg. 21 min. 55 sec.; West 456.71 feet to a set iron pin, South 21 deg. 48 min. 31 sec. West 101.23 feet to a set iron pin and South 17 deg. 57 min. 50 sec. West 425.88 feet to an iron pin set in the centerline of an old road bed; thence with the centerline and still with Sexton as follows: North 67 deg. 59 min. 09 sec. West 246.62 feet. North 51 deg. 28 min. 48 sec. West 220.76 feet, North 15 deg. 54 min. 14 sec. West 404.97 feet, North 39 deg. 20 min. 25 sec. West 145.02 feet, North 67 deg. 34 min. 27 sec. West 101.85 feet and North 87 deg. 01 min. 21 sec. West 441.60 feet to a 1/2" rebar (yellow cap-illegible) found at Sexton's northwest corner and being the northeast corner of Phillip D. Dean, II (DB 10259, pg. 268-Tract I); thence continuing with the centerline of the old road bed and now with Dean chord bearings and distances

as follows: North 88 deg. 15 min. 04 sec. West 207.77 feet to a set iron pin, North 76 deg. 27 min. 06 sec. West 144.09 feet to a set iron pin, North 31deg.10 min. 42 sec. West 203.63 feet to a point, North 41 deg.03 min. 16 sec. West 153.48 feet to a point and North 54 deg. 01min.16 sec. West 156.98 feet to a rebar (cap illegible) found at Dean's northwest corner and being the southeast corner of Jeff Callahan (DB 10928, pg. 10521); thence with Callahan (leaving the old road bed and now with the alignment of old fence remains) North 49 deg. 45 min. 07 sec. West 314.44 feet to a rebar (cap 77) found at Callahan's northeast corner and being the southeast corner of Robert Rosenthal (DB 10214, pg. 14281); thence with Rosenthal and the alignment of fence remains (which are always west of and then south of the old road bed) as follows: North 39 deg. 11 min. 23 sec. East 93.18 feet to a set iron pin, North 18 deg. 41 min. 55 sec. East 194.22 feet to a 1/2" rebar (cap 508), North 04 deg. 05 min. 48 sec. East 172.16 feet to a set iron pin, North 01 deg. 37 min. 03 sec. East 178.91 feet to a set iron pin, North 05 deg. 45 min. 12 sec. East 207.73 feet to a set iron pin, North 01 deg. 36 min. 07 sec. East 100.01 feet to a set iron pin, North 11 deg. 25 min. 12 sec. West 113.67 feet to a found 1/2" rebar, North 31 deg. 28 min. 41 sec. West 110.45 feet to a set iron pin, North 41 deg. 04 min. 35 sec. West 64.03 feet to a set iron pin, North 73 deg. 25 min. 54 sec. West 135.98 feet to a set iron pin, North 82 deg. 00 min. 40 sec. West 138.21 feet to a large vertical sandstone painted this survey and North 65 deg. 02 min. 20 sec. West 190.63 feet to a 5/8" rebar found 3' northeast of a 20" white oak; said rebar serves as the northeast corner of Rosenthal and southeast corner of the above mentioned Prock; runs thence with Prock (and now once again with the centerline of the old road bed per boundary line agreement Dozier/Tidwell recorded in Deed Book 10151, pg. 603) chord bearings and distances of North 16 deg. 17 min. 32 sec. East 26.53 feet, North 05 deg. 23 min. 21 sec. East 399.94 feet, North 15 deg. 41min.32 sec. West 183.77 feet, North 15 deg. 28 min. 19 sec. East 171.06 feet, North 14 deg. 38 min. 59 sec. West 127.39 feet, North 32 deg. 18 min. 07 sec. West 205.63 feet, North 59 deg. 46 min. 22 sec. West 94.22 feet, North 29 deg. 30 min. 22 sec. West 148.35 feet and North 34 deg. 02 min. 46 sec. West 69.09 feet to the point of beginning, containing 132.45 acres, more or less. According to survey by Jim Cullivan, III, TN. R.L.S. No. 1791, dated January 13, 2005. Bearings are magnetic per reading taken November 18, 2004.

Being the same property conveyed to Walker G. Bloodworth by deed from W.D. Dozier and Helen C. Dozier, husband and wife, of record as Instrument No. 20180402-0030141, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to the terms and provisions of the boundary line agreements of record in Book 10151, page 603, Instrument No. 20060718-0086743, and Instrument No. 20060718-0086744, said Register's Office.

Electrical permit of record in Book 5023, page 202, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved property known as 8681 Cub Creed Road, Nashville, Tennessee 37209.

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077 00 0 032.00 – 8624 Cub Creek Road, Nashville, Tennessee 37209

BEING A PARCEL OF LAND IN THE 35th COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE J.D. STEVENS PROPERTY AS OF RECORD IN INSTRUMENT NO. 20010223-0017305-R.O.D.C, TN. BOUNDED ON THE EAST BY THE PAUL KIRBY PROPERTY AS OF RECORD IN DEED BOOK 9409, PAGE 598-R.O.D.C, TN. BOUNDED ON THE SOUTH BY THE DONALD L. LOFTIS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 10005, PAGE 776-R.O.D.C., TN, THE WILLIAMS. DUNN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20101021-0084283-R.O.D.C, TN, AND THE DONALD F. PARRISH, ET UX PROPERTY AS OF RECORD IN DEED BOOK 5376, PAGE 239-R.O.D.C., TN. BOUNDED ON THE WEST BY THE RIVER ROAD PARTNERSHIP AS OF RECORD IN INSTRUMENT NO. 20140711-0061222-RO.D.C, TN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET, SAID PIN BEING THE SOUTHWEST CORNER OF THE PAUL KIRBY PROPERTY AS OF RECORD IN DEED BOOK 9409, PAGE 598-R.O.D.C., TN;

THENCE, A COMMON LINE WITH THE PAUL KIRBY PROPERTY AS OF RECORD IN DEED BOOK 9409, PAGE 598-R.O.D.C, TN, NORTH 67 DEGREES 53 MINUTES 00 SECONDS EAST, 172.83 FEET TO AN EXISTING IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE DA YID LEE SNYDER PROPERTY AS OF RECORD IN DEED BOOK 7724, PAGE 629-R.O.D.C., TN, SOUTH 22 DEGREES 26 MINUTES 44 SECONDS EAST, 416.27 FEET TO AN IRON PIN SET IN THE NORTHERLY MARGIN OF CUB CREEK ROAD (25' FROM CENTERLINE);

THENCE, WITH THE NORTHERLY MARGIN OF CUB CREEK ROAD, SOUTH 64 DEGREES 31 MINUTES 27 SECONDS WEST, 242.83 FEET TO A POINT;

THENCE, LEA YING SAID MARGIN, A COMMON LINE WITH THE WILLIAM S. DUNN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20101021-0084283-R.O.D.C, TN, NORTH 45 DEGREES 00 MINUTES 30 SECONDS WEST, 475.82 FEET TO AN EXISTING IRON PIN FOUND;

THENCE, WITH AN EXISTING FENCE AND DUNN PROPERTY SOUTH 67 DEGREES 39 MINUTES 31 SECONDS WEST, 496.82 FEET TO A ROCK MONUMENT;

THENCE, WITH AN EXISTING FENCE, A COMMON LINE WITH THE DONALD F. PARRISH, ET UX PROPERTY AS OF RECORD IN DEED BOOK 5376, PAGE 239-R.O.D.C, TN, SOUTH 84 DEGREES 29 MINUTES 48 SECONDS WEST, 340.62 FEET TO AN EXISTING FENCE CORNER;

THENCE, NORTH 52 DEGREES 42 MINUTES 19 SECONDS WEST, 332.94 FEET TO AN EXISTING IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE RIVER ROAD PARTNERSHIP PROPERTY AS OF RECORD IN INSTRUMENT NO. 20140711-0061222-R.O.D.C, TN, NORTH 1 DEGREES 00 MINUTES 45 SECONDS EAST, 130.35 FEET TO AN IRON PIN FOUND;

THENCE, NORTH 34 DEGREES 38 MINUTES 48 SECONDS WEST, 351.47 FEET TO AN IRON PIN FOUND;

THENCE, NORTH 8 DEGREES 35 MINUTES 24 SECONDS WEST, 312.52 FEET TO AN EXISTING ROCK MONUMENT FOUND;

THENCE, A COMMON LINE WITH THE J.D. STEVENS PROPERTY AS OF RECORD IN INSTRUMENT NO. 20010223-0017305-R.O.D.C, TN, NORTH 29 DEGREES 14 MINUTES 18 SECONDS EAST, 67.36 FEET TO AN IRON PIN SET;

THENCE, NORTH 67 DEGREES 03 MINUTES 18 SECONDS EAST, 699.60 FEET TO AN EXISTING T-POST FOUND;

THENCE, NORTH 53 DEGREES 33 MINUTES 18 SECONDS EAST, 140.25 FEET TO AN IRON PIN SET;

THENCE, NORTH 51 DEGREES 33 MINUTES I 8 SECONDS EAST, 300.30 FEET TO AN IRON PIN SET;

THENCE, NORTH 44 DEGREES 03 MINUTES 18 SECONDS EAST, 429.00 FEET TO AN EXISTING IRON PIPE FOUND;

THENCE, A COMMON LINE WITH THE PAUL KIRBY PROPERTY AS OF RECORD IN DEED BOOK 9409, PAGE 598-R.O.D.C, TN. SOUTH 43 DEGREES 19 MINUTES 18 SECONDS EAST, 318.74 FEET TO AN EXISTING IRON PIPE FOUND;

THENCE, WITH AN EXISTING FENCE, SOUTH 28 DEGREES 25 MINUTES 42 SECONDS WEST, 463.38 FEET TO A POINT;

THENCE, WITH AN EXISTING FENCE, SOUTH 27 DEGREES 17 MINUTES 37 5SECONDS WEST, 265.81 FEET TO AN EXISTING 8" HICKORY TREE;

THENCE, WITH AN EXISTING FENCE, SOUTH 43 DEGREES 00 MINUTES 42 SECONDS EAST, 783.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,922,554 sq. ft. or 44.13 acres, more or less, as shown on survey prepared by Brian McCain, P.L.S (TN #2256), Southern Precision Land Surveying, Inc., P.O. Box 220, Pegram, TN 37143-0220, File No. 14-0496.

Being the same property conveyed to Walker G. Bloodworth by deed from William Dylan Norman, of record as Instrument No. 20161018-0110228, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (I) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been assumed by the Grantee herein.

This is improved property known as 8624 Cub Creek Road, Nashville, Tennessee 37209.

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 June 2, 2022.

06-07-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of June, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

