Karen Johnson Davidson County
Batch# 886699 DEEDQC
07/11/2022 10:09:30 AM 4 pgs
Fees: $23.00 Taxes: $55.50
20220711-0079301

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $15,000.00.

STATE OF TENNESSEE AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th DAY OF July, 2022.

NOTARY PUBLIC

My Commission expires: Sept. 8, 2025

JUSTIN KNOX NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 22040064

Address of New Owner	Send Tax Bills To:	Tax Information:
Robert L. Brumit, Jr. and Jennifer J. Brumit 4657 Eatons Creek Road Nashville, TN 37218	Same	**058-00-0-212.00**

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 8th day of July, 2022, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Pauline Hazlewood Brumit, Trustee of the Pauline Hazlewood Trust, as Restated and Amended as the Pauline Hazlewood Brumit Trust Agreement, u/a/d 03/26/2019, and Robert Lee Brumit,** Grantor, does hereby, convey, remise, release and forever quitclaim unto **Robert L. Brumit, Jr. and wife, Jennifer J. Brumit,** Grantees, their heirs, successors, and assigns, her entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Being a parcel of land lying in the 1st Council District of Davidson County, Tennessee, as shown as Parcel Number 05800021200. Said parcel being the Brumit, Pauline Hazlewood Trust property as recorded in Deed Book 8911, Page 837, Register's Office for Davidson County, Tennessee (RODCT). Said parcel can be generally described as lying North of Briley Parkway East, South of McCool Road, Northeast of Sulphur Creek Road, and adjacent to Eatons Creek Road and can be more specifically described as follows:

Beginning at a magnail found in the center line of Eatons Creek Road. Said magnail being the Southernmost corner of the herein described parcel of land and the Easternmost corner of the Gannon, Karen & Walsh, William property as recorded in Instrument No. 20030603-0075546, RODCT. Said magnail further having Tennessee State Plane Coordinates (NAD 83/Grid North) with a Northing of 691634.31 and an Easting of 1712399.22. Said magnail further

being a point in the Western boundary line of the Robert M. & Kelly P. Albright property as recorded in Instrument No. 20100728-0059114, RODCT; thence, leaving said center line and said Albright with said Gannon the following five calls: North 55 degrees 59' 24" West passing a witness pin at 25.12 feet for a total distance of 92.44 feet to a point in the center line of a creek; thence, North 37 degrees 49' 22" West a distance of 251.37 feet to a point in the center line of a creek; thence, North 53 degrees 06' 59" West a distance of 165.48 feet to a point in the center line of a creek; thence, North 01 degrees 05' 38" East a distance of 101.87 feet to a point in the center line of a creek; thence, North 34 degrees 49' 15" West a distance of 155.37 feet to a point in the center line of a creek. Said point being the Northwest corner of the herein described parcel of land and the Northeast corner of said Gannon. Said point further being in the Southern boundary line of the Robert L. Brumit, Jr. & Jennifer J. Brumit property as recorded in Instrument No. 20050114-0005150, RODCT. Said point further lying North 65 degrees 51' 21" East a distance of 29.56 feet from a found wood post on the west side of creek; thence, leaving said creek with said Brumit North 74 degrees 26' 49" East passing a witness pin capped "2353" at 25.18 feet and continuing 504.03 feet where it passes another witness pin capped "2353" and continuing in all a total distance of 554.28 feet to a found magnail in the center of Eatons Creek Road. Said magnail being the Northeast corner of the herein described parcel of land and the Southeast corner of said Brumit boundary. Said magnail further lying in the Western boundary line of said Albright property; thence, leaving said Brumit with said Albright as marked by the center line of said Eatons Creek Road the following three calls: South 03 degrees 32' 12" East a distance of 65.92 feet to a found magnail with a disc labeled "Hart Roberts"; thence, on a curve to the right having an arc length of 267.62 feet, a radius of 995.00 feet, a delta of 15 degrees 24' 38"; a chord bearing of South 03 degrees 24' 03" West, and a chord length of 266.82 feet to a point; thence, South 10 degrees 21' 48" West a distance of 402.02 feet to the point of beginning, containing 220,727.39 square feet or 5.07 acres, more or less, according to a survey by Joshua A. Meeks (TN RLS #2790) of Meeks Land Surveying, dated 02/26/2022.

Being part of the same property conveyed to Pauline Brumit, Trustee of the Pauline Hazlewood Trust, by Warranty Deed from Lula Mai Holt, unmarried, dated 06/11/1991 and recorded on 06/14/1991 at Book 8374, Page 795, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Pauline Hazlewood Brumit, Trustee of the Pauline Hazlewood Trust, by Quitclaim Deed from Pauline Hazlewood Brumit, Trustee of the Pauline Hazlewood Trust, dated 04/08/1993 and recorded on 04/08/1993 at Book 8911, Page 837, RODCT. By Quitclaim Deed of record at Book 9316, Page 792, RODCT, Pauline Brumit, Trustee of the Pauline Hazlewood Trust, reserved a life estate to Robert Lee Brumit.

This is unimproved property known as:
4629 Eatons Creek Road, Nashville, TN 37218

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Pauline Hazlewood Brumit, Trustee of the Pauline Hazlewood Trust, as Restated and Amended as the Pauline Hazlewood Brumit Trust Agreement, u/a/d 03/26/2019, and Robert Lee Brumit,** have caused this instrument to be executed, this the 8th day of July, 2022.

Pauline Hazlewood Brumit

Pauline Hazlewood Brumit, Trustee of the Pauline Hazlewood Trust, as Restated and Amended as the Pauline Hazlewood Brumit Trust Agreement, u/a/d 03/26/2019

RUTH KIRWA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

Robert Lee Brumit

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Pauline Hazlewood Brumit, Trustee of the Pauline Hazlewood Trust, as Restated and Amended as the Pauline Hazlewood Brumit Trust Agreement, u/a/d 03/26/2019, and Robert Lee Brumit,** 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 within instrument for the purposes therein contained.

This the 8th day of July, 2022.

NOTARY PUBLIC
My Commission expires: March 7th 2023

RUTH KIRWA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 7-8-2022 (date of document).

L. Broner McCoy
Date: 7-11-2022

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 11th day of July, 2022.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY