Karen Johnson Davidson County
Batch# 909221 DEEDQC
08/29/2022 10:24:28 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220829-0097069

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 26 day of August, 2022.

NOTARY PUBLIC

KYLE HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JUNE 17, 2026

My Commission Expires: 6/17/26

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Daniel T. Heard, Trustee of a Trust	NEW OWNER	144-09-0-005.00
Agreement, dated May 12, 2022		144-09-0-016.00
P.O. Box 2966		144-13-0-005.00
Brentwood, TN 37024		144-13-0-023.00

QUITCLAIM DEED TO COMBINE TAX PARCELS

In consideration of One Dollar ($1.00), and other good and valuable consideration, and *for the express purpose of combining the four taxable parcels referenced above into one taxable parcel*, **Daniel T. Heard, Trustee of a Trust Agreement, dated May 12, 2022,** GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Daniel T. Heard, Trustee of a Trust Agreement, dated May 12, 2022,** GRANTEE. Said property is described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

This being unimproved property known as 1608 Chickering Road, Nashville, TN 37215.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said Grantor has hereunto set his signature on this the 26 day of August, 2022.

GRANTOR:

, TRUSTEE

Daniel T. Heard, Trustee of a Trust Agreement, dated May 12, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Daniel T. Heard, Trustee of a Trust Agreement, dated May 12, 2022**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 26 day of August, 2022.

Notary Public

My Commission Expires: 6/17/26

KYLE HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JUNE 17, 2026

EXHIBIT A

Being a tract of land in the City of Forest Hills, Second Civil District, Davidson County, Tennessee, located between Chickering Road and Subdivision of Chickering Estates, Section One and Two and being more particularly described as follows:

Beginning at a point in the center of Chickering Road, said point being the Southwest corner to Mary Cortner Ragland of record in Book 4528, page 516, and Book 2486, page 221, Register's Office for Davidson County, and said point being approximately 600 feet as measured along said road Southerly from the Southwest corner of Chickering Woods Subdivision of record in Book 3842, page 105, said Register's Office.

Thence, leaving said road with Ragland's Southerly boundary and passing an iron pin on the Easterly margin of said road at 31.0 feet, in all South 79 degrees, 58 minutes East, 713.2 feet to an iron pin;

Thence, South 4 degrees, 19 minutes West, 160.0 feet to an iron pin;

Thence, continuing with Ragland's Southerly boundary North 88 degrees 00 minutes East, 323.0 feet to an iron pin;

Thence, North 60 degrees, 41 minutes East, 355.3 feet to an iron pin, Ragland's Southeast corner;

Thence, with Ragland's Easterly boundary North 6 degrees 11 minutes East, 545.2 feet to an iron pin in twenty-inch Ash tree, being the Southeast corner to Chickering Woods Subdivision;

Thence, with said subdivision North 1 degree, 21 minutes East, 110.3 feet to an iron pin;

Thence, leaving said subdivision with the Southerly boundary to Chickering Estates, Section Two, of record in Book 4460, page 134, said Register's Office, South 82 degrees, 40 minutes East, 224.7 feet to a monument;

Thence, South 34 degrees, 4 minutes East, 426.6 feet to a monument;

Thence, with the Westerly boundary of Chickering Estates, Section One, of record in Book 2663, pages 86 and 87, said Register's Office, South 16 degrees 22 minutes West, 282.2 feet to an iron pin;

Thence, leaving said subdivision with the property deeded to Robert J. Walker, of record in Book 5194, page 624, said Register's Office, North 74 degrees, 58 minutes West, 90.0 feet to an iron pin;

Thence, South 26 degrees 16 minutes West, 199.8 feet to an iron pin;

Thence, South 67 degrees, 38 minutes East, 125.0 feet to an iron pin in said Westerly boundary of Chickering Estates, Section One;

Thence, with said boundary South 43 degrees, 57 minutes West, 543.0 feet to an iron pin;

Thence, North 66 degrees, 32 minutes West, 74.5 feet to an iron pin in concrete;

Thence, continuing with said Chickering Estates, South 5 degrees, 14 minutes West 441.6 feet to an iron pin, the Northeast corner to Josephine Smith, et al, of record in Book 5352, page 561, said Register's Office, North 5 degrees, 48 minutes East, 270.9 feet to an iron pin;

Thence, leaving said Chickering Estates with Smith's Northerly line and a fence line North 84 degrees, 46 minutes West, 664.5 feet to an iron pipe;

Thence, leaving Smith's line and with the Easterly line to Harvie Branscomb of record in Book 2930, page 208, said Register's Office, North 5 degrees, 48 minutes East, 270.9 feet to an iron pin;

Thence with the Easterly line to John P. Mayo of record in Book 6290, page 630, said Register's Office, North 17 degrees, 56 minutes 30 seconds West, 100.0 feet to an iron pin;

Thence, North 16 degrees, 00 minutes East, 95.7 feet to an iron pin, Mayo's Northeast corner;

Thence, with Mayo's Northerly boundary North 75 degrees, 55 minutes West, 809.5 feet to the center of Chickering Road;

Thence, with the center of said road North 20 degrees, 18 minutes East, 320.0 feet to the point of beginning, containing 28.06 acres, more or less.

TOGETHER WITH easements in favor of subject property for roadway and utilities across the adjoining property with said easements described in the following instruments:

1. Warranty Deed of record in Book 4132, page 45, Register's Office for Davidson County, Tennessee;
2. Installment Deed of record in Book 4131, page 969, Register's Office for Davidson County, Tennessee; and
3. Warranty Deed of record in Book 3034, page 188, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all easements set forth in that certain Ground Lease and Driveway Easement Clarification Agreement and Addendum of record in Book 6451, page 424, said Register's Office, as modified by Second Addendum to Ground Lease and Driveway Easement Clarification Agreement of record in Book 8468, page 221, said Register's Office, and Assignment and Assumption of Lease of record in Instrument Nos. 20031106-0163445 and 20180119-0005948, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel T. Heard, Trustee of a Trust Agreement, dated May 12, 2022 by Special Warranty Deed from Mara Hoffman, Trustee of The Amended and Restated Zinnia Trust U/A dated January 29, 2021, of record in Instrument No. 20220519-0058023, Register's Office for Davidson County, Tennessee.