Karen Johnson Davidson County
Batch# 916815 DEEDQC
09/14/2022 03:31:30 PM 11 pgs
Fees: $57.00 Taxes: $0.00
20220914-0102648

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 17th day of August, 2022. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Alan Russell LeQuire and/or Andree Lejeune Akers LeQuire, Trustees 4304 Charlotte Avenue Nashville, Tennessee 37209	SAME	091 05 0 021.00 091 13 3J 001.00 CO 091 16 0 154.00 091 16 0 155.00 100 00 0 013.00 100 00 0 014.00 100 00 0 019.00 100 00 0 073.00

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, **Alan Russell LeQuire and wife, Andree**

Lejeune Akers LeQuire, 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 **Alan Russell LeQuire and/or Andree Lejeune Akers LeQuire, Trustees of the Alan & Andree LeQuire Living Trust, established by the Revocable Trust Agreement of Alan Russell LeQuire and Andree Lejeune Akers LeQuire dated August 17, 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.

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 our hands this 17th day of August, 2022.

Alan Russell LeQuire

Andree Lejeune Akers LeQuire

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan Russell LeQuire and Andree Lejeune Akers LeQuire, 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 17th day of August, 2022.

My Commission Expires:

ALICE M. SHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

(Alan Russell LeQuire, Alan R. LeQuire and Alan LeQuire are one and the same person. Andree Lejeune Akers LeQuire, Andree Akers LeQuire, Andree' A. LeQuire and Andree LeQuire are one and the same person.)

091 05 0 021.00 – 6200 Laredo Avenue, Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Moss-Wood Subdivision of record in Plat Book 2663, Page I 02, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alan LeQuire and wife, Andree LeQuire, by deed from George Ward, of record as Instrument No. 20140430-0036352, Register's Office for Davidson County, Tennessee.

This is improved property known as 6200 Laredo Avenue, Nashville, Tennessee 37209.

091 13 3J 001.00 CO – 442 Westboro Drive, Nashville, Tennessee 37209

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 442 Westboro Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190829-0087181, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andree LeQuire and husband, Alan LeQuire, by deed from William S. Robinson, of record as Instrument No. 20211203-0160567, Register's Office for Davidson County, Tennessee.

This is improved property known as 442 Westboro Drive, Nashville, Tennessee 37209.

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091 16 0 154.00 – 4304 Charlotte Avenue, Nashville, Tennessee 37209
091 16 0 155.00 – 4302 Charlotte Avenue, Nashville, Tennessee 37209

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

TRACT I:
Being Lots Nos. 209, 211 and 213, of Block No. 18, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Lots Nos. 209, 211 and 213 front together 75 feet on the northerly side of Charlotte Avenue and run back between parallel lines 150 feet to an alley.

TRACT II:
Being Lots No. 205 and 207, of Block No. 18, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 205 and 207 front together 50 feet on the northerly side of Charlotte Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Alan LeQuire and wife, Andree LeQuire, by deed from 4304 Investment Group, a Tennessee general partnership (as to Tracts I and II) and Paul Heer, an individual, (as to Tract II), of record as Instrument No. 20000912-0090321, Register's Office for Davidson County, Tennessee.

This is improved property known 4304 Charlotte Avenue, Nashville, Tennessee 37209, and unimproved property known as 4302 Charlotte Avenue, Nashville, Tennessee 37209.

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100 00 0 013.00 – 0 Indian Creek Road, Nashville, Tennessee 37209

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee located on the westerly margin of Indian Creek Road being a portion of the property conveyed to James Allen DeMoss of record in Deed Book 7819, page 586, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Indian Creek Road, said point being the southeast corner of the property conveyed to James Allen DeMoss of record in Deed Book 4941, page 264, R.O.D.C. and a northeasterly corner of herein described tract;

Thence, with the westerly margin of Indian Creek Road S56 degrees 03'24" W, 128.52 to a point;

Thence, leaving said margin and severing DeMoss property the following calls:
N36 degrees 32'3l"W, 548.78 feet to a point,
S78 degrees 10'0l"W, 162.23 feet to a 6" Hackberry,
S78 degrees 30'25"W, 333.81 feet to a 12" Walnut,
N87 degrees 13'56"W, 276.97 feet to a 12" Elm,
N77 degrees l5'47"W, 114.45 feet to a 30" Maple,
N85 degrees 34'33"W, 412.34 feet to an iron pin,
N54 degrees 15'54"W, 236.10 feet to iron pin,
N45 degrees 45'56"W, 156.98 feet to an iron pin,
N15 degrees 07'45"W, 205.34 feet to an iron pin,
N79 degrees 39'24"W, 112.37 feet to an iron pin,
N82 degrees 08'59"W, 127.09 feet to an iron pin,
N73 degrees 57'2l"W, 197.07 feet to an iron pin,
N66 degrees 44'32"W, 201.46 feet to an iron pin,
N65 degrees 06'55"W, 250.09 feet to a point in the east line of H.E. Collins, Trustee of record in Deed Book 4796, page 948, R.O.D.C.;

Thence, with the east line of said Collins the following calls:
N21 degrees 13'56"E, 128.92 feet to a point,
N06 degrees 28'56"E, 177.38 feet to a point,
N01 degrees 01'04"W, 160.05 feet to a point,
N14 degrees 28'56"E, 74.25 feet to a point at the southwest corner of LeQuire property of record in Deed Book 9455, page 876, R.O.D.C.;

Thence, with the southerly line of said LeQuire the following calls:
S89 degrees 18'51"E, 529.85 feet to a stump,
N74 degrees 02'16"E, 323.27 feet to a 15" maple,
S80 degrees 19'24"E, 235.79 feet to a point,
S71 degrees 00'55"E, 272.28 feet to a 1" pipe,
S48 degrees 55' 26"E, 229.63 feet an iron pin,
S63 degrees 08'37"E, 302.29 feet to a 14" maple,
S54 degrees 03'08"E, 599.63 feet to an iron pin,

S48 degrees 19'47"E, 519.30 feet to a post at the northwest corner of aforementioned James Allen DeMoss;

Thence, with DeMoss, S51 degrees 45'06"W, 181.08 feet to an angle iron,

Thence, S36 degrees 08'48"E, 554.86 feet to the point of beginning, containing 2,298,470 square feet or 52.77 acres, more or less.

Being the same property conveyed to Alan Russell LeQuire and Andree Akers LeQuire, by deed from James Allen DeMoss, of record in Book 10954, page 305, Register's Office for Davidson County, Tennessee.

This is improved property known as 0 Indian Creek Road, Nashville, Tennessee 37209.

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100 00 0 014.00 – 7284 Indian Creek Road, Nashville, Tennessee 37209

Land in Davidson County, Tennessee, described according to a survey dated September 9, 1958, by S.H. Hutchison, Surveyor, as follows:

BEGINNING at a point in the center of Indian Creek Road and C.A. DeMoss line running thence in an easterly direction N 59 deg. E. 80.50 feet to a point in said road; thence N 26 deg. 30' W passing a stake in the line of Indian Creek Road, 295 feet to a stake in a field; thence S 67 deg. W 143 feet to an Elm tree in C.A. DeMoss line; thence S 37 deg. E. 314 feet passing a stake in the line of Indian Creek Road, to the point of beginning.

Being the same property conveyed to Alan LeQuire and wife, Andree LeQuire, by deed from American Consulting Corporation, of record as Instrument No. 20020712-0084125, Register's Office for Davidson County, Tennessee.

This is improved property known as 7284 Indian Creek Road, Nashville, Tennessee 37209.

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100 00 0 019.00 – 7291 Indian Creek Road, Nashville, Tennessee 37209

Beginning at an iron rod in the southerly right of way of Indian Creek Road, said point being the northwestern corner of the herein described tract and the northeastern corner of the James Demoss property as described in Deed Book 4941 Page 264 RODC;

Thence, with said right of way, being a curve to the right, having a Delta Angle of 34 degrees 15 minutes 48 seconds, a Radius of 663.64 feet, an Arc Length of 396.86 feet, a Chord Bearing of North 75 degrees 36 minutes 30 seconds East and a Chord Length of 390.975 feet to an iron rod.

Thence, with said right of way, being a curve to the right, having a Delta Angle of 11 degrees 07 minutes 13 seconds, a Radius of 493.50 feet, an Arc Length of 95.78 feet, a Chord Bearing of South 81 degrees 41 minutes 59 seconds East and a Chord Length of 95.63 feet to an iron rod at the northern most corner of the Indian Creek Hunt & Timber Club property as described in Instrument 20130926-0101412 RODC;

Thence, leaving the right of way, with the Club's line, South 71 degrees 3 2 minutes 43 seconds West, 37.64 feet to an iron rod;

Thence, South 85 degrees 32 minutes 43 seconds West, 129.00 feet to an iron rod;

Thence, South 66 degrees 32 minutes 43 seconds West, 279.00 feet to an iron rod to the northeast corner of Demoss;

Thence, with Demoss' north line, North 46 degrees 55 minutes 51 seconds West, 72.65 feet to the point of beginning and containing 0.535 acres.

Being the same property conveyed to Alan and Andree LeQuire by deed from Indian Creek Hunt and Timber Club, LLC, a Tennessee limited liability company, of record as Instrument No. 20170118-0005646, Register's Office for Davidson County, Tennessee.

This is improved property known as 7291 Indian Creek Road, Nashville, Tennessee 37209.

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100 00 0 073.00 – 7286 Indian Creek Road, Nashville, Tennessee 37209

A parcel of land in the 8th Civil District of Davidson County, Tennessee, on northerly side of the Indian Creek Road, being a portion of a tract of record in Book 1368, page 308, Register's Office for Davidson County, Tennessee, described according to a survey made in November, 1966 by S. H. Hutchinson as follows:

Beginning at an Elm tree in Cecil Collins line, same being the north westerly corner of the Jess Harrington farm; thence with the Harrington line as follows: South 70 deg. east 50 poles more or less to a Hickory Stump, formally a Black Walnut, South 12 deg. east 34 poles to a Hickory tree in fence, South 37 deg. 30 feet east 121 poles more or less to center of the Indian Creek Road, stake in line on margin of said road, South westerly corner of the Johnson lot; thence with the Indian Creek Road South 58 deg. West 30.2 poles to a point in said road; thence leave said road, North 52 deg. west passing over a stake on margin of road, 68 poles to a stake, cedar pointer; thence north 57 deg. west 36 poles to an Elm in fence; thence north 66 deg. 30 feet west 18 poles to a stake, Hickory pointer; thence north 52 deg. west 14 poles to a stake, small Bush as pointer; thence north 74 deg. West 16.3 poles to a Hickory in fence; thence north 84 deg. 30 feet west 14.3 poles to a Sugar Maple; thence south 70 deg. 50 feet west 19.2 poles to a large white Oak; thence South 88 deg. west 3 poles, more or less, to a stake in Cecil Collins line; thence with the Collins line as follows; North 8 deg. east 7 poles to a stone east of a Sugar Maple; North 27 deg. 30 feet east 32.5 poles to a Hickory tree in fence corner; North 71 deg. east 33.4 poles to a stake, 3 Hickory pointers, North 70 deg. 15 feet east 29 poles to a Hickory tree; North 48 deg. east 9.45 poles to a Hickory tree, North 27 deg. East 19.2 poles to a Hickory tree; North 16 deg. east 8.7 poles to point of beginning, containing 80 acres, being the same, more or less.

Being the same property conveyed to Alan R. LeQuire and wife, Andree' A.LeQuire, by deed from James Allen DeMoss and wife, Zora F. DeMoss, of record in Book 9455, page 876, Register's Office for Davidson County, Tennessee.

This is improved property known as 7286 Indian 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 August 17, 2022.

August 17, 2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of August, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

