Karen Johnson Davidson County
Batch# 918889 DEEDQC
09/20/2022 09:08:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220920-0104417

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 8th day of September, 2022. Notary Public My Commission Expires:

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jeffrey Mobley, Trustee 2319 Crestmoor Road Nashville, Tennessee 37215	SAME	144 00 0 085.00

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, **George E. Mudter, Jr., Trustee under the Becky F. Sohr Land Trust Agreement dated September 11, 2008**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Jeffrey Mobley, Trustee of the 1156 Crater Hill Drive Trust dated June 9, 2021**, 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, 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. The property is further described on Exhibit B according to a survey dated July 28, 2008 by R. Scot Cherry, T.R.L.S. No. 1512.

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 my hand this 8th day of September, 2022.

BECKY F. SOHR LAND TRUST AGREEMENT DATED SEPTEMBER 11, 2008

By: _____ Trustee
George E. Mudter, Jr., Trustee

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 George E. Mudter, Jr., Trustee under the Becky F. Sohr Land Trust Agreement dated September 11, 2008, 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 8th day of September, 2022.

My Commission Expires: 10-2-2023

_____
Notary Public

EILEEN K. HOPKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Tracts A and C on the Plan of Barker-Beasley property as of record in Plat Book 8250, page 391, Register's Office for Davidson County, Tennessee, described according to a Boundary Survey by Ragan, Smith Associates Inc., Roger H. Fuqua, Tennessee License No. 502, dated June 15, 1992, revised February I, 1995, as follows:

Beginning at a point on the easterly right-of-way of Bal bade Drive its present end and being southwest corner of Lot No. 16 on the Plan of Section Three Chickering Park as of record in Book 2663, page 91, Register's Office for Davidson County, Tennessee; thence with the extension of the easterly right-of-way line of Bal bade Drive S 5 deg. 50 min. 59 sec. W. 50.0 feet to an iron pin set; thence, severing the property of which this is a part, N 86 deg. 45 min. 31 sec. W, 550.0 feet to an iron pin set; thence, N 87 deg. 27 min. 55 sec. W, 127 .67 feet to a concrete monument to be set; thence, with new line, S 15 deg. 10 min. 11 sec. W, 746.41 feet to a concrete monument to be set; thence, continuing with new line, S 51 deg. 30 min. 00 sec. W, 500.00 feet to an iron pin by 40-inch oak, corner of Lot No. 65 Chickering Valley as of record in Book 2331, page 121, Register's Office for Davidson County, Tennessee; thence, with the north line of Chickering Valley N 78 deg. 40 min. 54 sec. W, 268.56 feet to an existing monument corner of Lot No. 7 Section Two Chickering Park as of record in Book 2663, page 73, Register's Office for Davidson County, Tennessee; thence, with the easterly line of Section Two Chickering Park N 4 deg. 22 min. 35 sec. E, 376.71 feet to an existing concrete monument, corner of Lots 6 and 7; thence, N 4 deg. 17 min. 31 sec. E, 374.15 feet to an existing concrete monument, corner of Lot 5 and 6; thence, N 3 deg. 38 min. 20 sec. E, 227.13 feet to an existing concrete monument, corner of Lots 4 and 5; thence, N 3 deg. 32 min. 00 sec. E, 89.73 feet to an existing concrete monument, corner of Lot 4 and corner of Lot No. 2 Chickering Park Section One, as of record in Book 2330, page 159, Register's Office for Davidson County, Tennessee; thence, with the south line of Chickering Park Section One, S 88 deg. 33 min. 52 sec. E, 317.90 feet to an iron pin, corner of Lots I and 2; thence, S 85 deg. 57 min. 40 sec. E, 297.99 feet to an existing concrete monument, corner of Lot No. 1 and corner of Singleton; thence, with Singleton's south line, S 87 deg. 27 min. 55 sec. E, 288.0 feet to existing concrete monument, corner of Singleton and Lot No. 15 Chickering Park Section 3 as of record in Book 2663, page 90, Register's Office for Davidson County, Tennessee; thence, with the south line of Lot No. 15, S 86 deg. 45 min. 31 sec. E, passing an existing concrete monument on the west right-of-way of Bal bade Drive 503.17 feet, a total of 553.17 feet to the point of beginning and containing 730,620 square feet or 16.773 acres.

TOGETHER WITH PERPETUAL NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AND UTILITIES as set forth in agreements of record in Book 8902, page 571, amended in Book 9648, page 400, Book 9724, page 82, and Book 10099, page 464, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George E. Mudter, Jr., Trustee under the Becky F. Sohr Land Trust Agreement dated September 11, 2008, by deed from Becky F. Sohr and husband, Ronald M. Sohr, of record as Instrument No. 20080915-0094104, Register's Office for Davidson County, Tennessee.

This is improved property known as 1156 Crater Hill Drive, Nashville, Tennessee 37215.

EXHIBIT B

Being a tract of land, lying in the City of Forest Hills, Davidson County, Tennessee, and being Tracts A and C on the Plan of Barker-Beasley property as of record in Plat Book 8250, page 391, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated July 28, 2008, made by R. Scot Cherry, T.R.L.S. No. 1512 as follows:

Beginning at an existing iron rod at the intersection of the southerly terminus of Bal bade Drive and the easterly right- of-way line of Balbade Drive, at a corner common with Lot 16 of Section Three Chickering Park, as of record in Plat Book 2663, Page 91, at the Register's Office for Davidson County, Tennessee, also being the property of Virginia R. Gendron, Trustee, as of record in Instrument Number: 20050920-0113089, at the Register's Office for Davidson County, Tennessee, and at a corner common with Lot 14 of the Revision One Lot 14 - Bancroff, as of record in Instrument Number: 20020116- 0006614, at the Register's Office for Davidson County, Tennessee, and the property of Joseph C. & Phran Galante, as of record in Instrument Number: 20001213-0122674, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly terminus and the easterly right-of-way line of Balbade Drive, with the westerly property line of Joseph C. & Phran Galante, South 04 deg 28 min 09 sec West, 50.25 feet to an existing iron rod;

Thence with the northerly property line of Joseph C. & Phran Galante, North 86 deg 41 min 24 sec West, 550.00 feet to an iron rod set, in the northerly property line of Lot 16 of Bancroff, as of record in Plat Book 9700, Page 327, at the Register's Office for Davidson County, Tennessee, also being the property of Delta Commercial Properties, LLC, as of record in Instrument Number: 20040730-0091665, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Delta Commercial Properties, LLC, North 87 deg 57 min 07 sec West, 127.52 feet to an existing iron rod;

Thence with the westerly property line of Delta Commercial Properties, LLC, South 15 deg 08 min 07 sec West, 746.41 feet to an existing iron rod, at a corner common with Lot 17 of Bancroff, as of record in Plat Book 9700, Page 327, at the Register's Office for Davidson County, Tennessee, also being the property of Mark F. & Mary Ellen Thompson, as of record in Instrument Number: 20070801-0091298, at the Register's Office for Davidson County, Tennessee, and at a corner common with Lot 18 of Bancroff, as of record in Plat Book 9700, Page 327, at the Register's Office for Davidson County, Tennessee, also being the property conveyed to Jason & Elizabeth B. Sheer, as of record in Instrument Number: 20041026-0128771, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Jason M. & Elizabeth B. Sheer, South 51 deg 25 min 57 sec West, 500.00 feet to an existing iron rod, at a corner common with Lot 65 of Chickering Valley, as of record in Plat Book 2331, Page 121, at the Register's Office for Davidson County, Tennessee, also being the property of Angelo M. Formosa, Jr., Trustee, as of record in Deed Book 9773, Page 386, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Angelo M. Formosa, Jr., Trustee, North 78 deg 40 min 04 sec West, 268.88 feet to an existing concrete monument, at a corner common with Lot 7 of Section Two of Chickering Park, as of record in Plat Book 2663, Page 73, at the Register's Office for Davidson County, Tennessee, also being the property of Paul Mountcastle, Jr., Et Al, Trustee, as of record in Deed Book 3886, Page 24, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Paul Mountcastle, Jr., Et Al, Trustee, North 04 deg 23 min 16 sec East, 376.52 feet to an existing concrete monument, at a corner common with Lot 6 of Section Two Chickering Park, as of record in Plat Book 2663, Page 73, at the Register's Office for Davidson County, Tennessee, also being the property of Gordon D. & Nadechda Zbrodoff Logan, as of record in Instrument Number: 20000703-0065968, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Gordon D. & Nadechda Zbrodoff Logan, North 04 deg 15 min 05 sec East, 374.15 feet to an existing concrete monument, at a corner common with Lot 5 of Section Two Chickering Park, as of record in Plat Book 2663, Page 73, at the Register's Office for Davidson County, Tennessee, also being the property of Katherine Rose Sensing Williams, as of record in Deed Book 8582, Page 157, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Katherine Rose Sensing Williams, North 03 deg 35 min 18 sec East, 227.13 feet to an existing concrete monument, at a corner common with Lot 4 of Section Two Chickering Park, as of record in Plat Book 2663, Page 73, at the Register's Office for Davidson County, Tennessee, also being the property of Robert & Virginia Van Dervoort, as of record in Deed Book 10996, Page 239, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Robert & Virginia Van Dervoort, North 03 deg 26 min 28 sec East, 89.92 feet to an existing concrete monument, at a corner common with Lot 2 of Revision of Lots 1, 2 & 3 of Section One Chickering Park, as of record in Plat Book 2854, Page 22, at the Register's Office for Davidson County, Tennessee, also being the property of J. Haskell Tidman, Jr., Et Ux, as of record in Deed Book 5104, Page 602, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of J. Haskell Tidman, Jr., Et Ux, South 88 deg 35 min 36 sec East, 317.90 feet to an iron rod set, at a corner common with Lot I of Revision of Lots 1, 2 & 3 Section One Chickering Park, as of record in Plat Book 2854, Page 22, at the Register's Office for Davidson County, Tennessee, also being the property of Cynthia Harrison Luna, as of record in Instrument Number: 20020405-0041890, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Cynthia Harrison Luna, South 86 deg 02 min 56 sec East, 298.21 feet to an existing concrete monument, at a corner common with the property of 1152 Crater Hill Trust, as of record in Instrument Number: 20040820-0100878, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Cynthia Harrison Luna, South 87 deg 27 min 55 sec East, 288.00 feet to an existing concrete monument, at a corner common with Lot 15 of Section Three Chickering Park, as of record in Plat Book 2663, Page 90, at the Register's Office for Davidson County, Tennessee, also being the property of Mark A. & Maury W. Woolwine, as of record in Instrument Number: 20051020-0126777, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Mark A. & Maury W. Woolwine, South 86 deg 46 min 45 sec East, 502.81 feet to an existing concrete monument, at the intersection of the southerly terminus of Balbade Drive, and the westerly right-of-way line of Balbade Drive;

Thence leaving the westerly right-of-way line of Bal bade Drive, with the southerly terminus of Balbade Drive, South 87 deg 06 min 21 sec East, 48.76 feet to the POINT OF BEGINNING. Containing 730,365 square feet or 16.767 acres more or less.

TOGETHER WITH PERPETUAL NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AND UTILITIES as set forth in agreements of record in book 8902, page 571, amended in Book 9648, page 400, Book 9724, page 82, and Book 10099, page 464, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George E. Mudter, Jr., Trustee under the Becky F. Sohr Land Trust Agreement dated September 11, 2008, by deed from Becky F. Sohr and husband, Ronald M. Sohr, of record as Instrument No. 20080915-0094104, Register's Office for Davidson County, Tennessee.

This is improved property known as 1156 Crater Hill Drive, Nashville, Tennessee 37215.

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 September 8, 2022.

September 8, 2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of September, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

