Karen Johnson Davidson County
Batch# 933374 DEEDQC
10/24/2022 02:08:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20221024-0115371

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Corenswet Partners, L.P. c/o Eva Pulley, Kraft CPAs 555 Great Circle Road Nashville, TN 37228	(Same)	09413002800

THIS INSTRUMENT PREPARED BY: Robert R. Campbell, Jr., Esq., Waller Lansden Dortch & Davis, LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF New York
COUNTY OF New York

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 14th day of October, 2022.

NOTARY PUBLIC

MOISES VELAZQUEZ ALVAREZ
Notary Public, State of New York
No. 01VE4949372
Qualified in NEW YORK County
Commission Expires APRIL 3, 2023

My Commission Expires:

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Ellen Corenswet, as Trustee of the Testamentary Trust under the Will of Morris A. Corenswet ("Grantor"), by these presents, does hereby quitclaim and convey unto Corenswet Partners, LP, a Tennessee limited partnership ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lots 1, 2, 3, and 4, as shown on the map entitled Block "L" of the Hermitage Addition to Nashville, of record in Plat Book 57, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HARRY CORENSWET, ABE CORENSWET AND MORRIS A. CORENSWET, by deed from H. FRANK TAYLOR, TRUSTEE, of record in Book 2805, page 637, dated September 23, 1958, said Register's Office.

HARRY CORENSWET died testate on or about August 8, 1965, devising his portion of said property to MORRIS CORENSWET AND ABE CORENSWET by will of record in Will Book 84, page 256, in the Probate Court for Davidson County, Tennessee.

MORRIS A. CORENSWET died testate on or about November 5, 1968, devising his portion of said property to ABE CORENSWET, TRUSTEE OF THE TESTAMENTARY TRUST OF MORRIS A. CORENSWET by will of record in Will Book 92, page 250, in the Probate Court for Davidson County, Tennessee. ABE CORENSWET died on or about April 22, 1994.

ABE CORENSWET conveyed his portion of said property to ABE CORENSWET AND ROBERT E. CORENSWET, AS TRUSTEES OF THE ABE CORENSWET FAMILY TRUST CREATED UNDER INSTRUMENT OF TRUST DATED NOVEMBER 12, 1992, by quitclaim deed of record in Book 8807, page 98, dated November 17, 1992, said Register's Office. ABE CORENSWET died on or about April 22, 1994.

RENETTE ISRAEL CORENSWET AND ROBERT E. CORENSWET, AS TRUSTEES OF THE ABE CORENSWET FAMILY TRUST CREATED UNDER INSTRUMENT OF TRUST DATED NOVEMBER 12, 1992, conveyed the Trust's portion of said property to RENETTE ISRAEL CORENSWET AND ROBERT E. CORENSWET, AS TRUSTEES OF THE RESIDUARY BALANCE TRUST CREATED UNDER SECTION 4.1.2 OF THE ABE CORENSWET FAMILY TRUST CREATED UNDER INSTRUMENT OF TRUST DATED NOVEMBER 12, 1992, by quitclaim deed of record in Instrument No. 2000331-0032495, dated March 31, 2000, said Register's Office.

RENETTE ISRAEL CORENSWET AND ROBERT E. CORENSWET, AS TRUSTEES OF THE RESIDUARY BALANCE TRUST CREATED UNDER SECTION 4.1.2 OF THE ABE CORENSWET FAMILY TRUST CREATED UNDER INSTRUMENT OF TRUST DATED NOVEMBER 12, 1992, conveyed the Trust's portion of said property to RANETTE ISRAEL CORENSWET, by quitclaim deed of record in Instrument No. 20041210-0147214, dated December 30, 2003, said Register's Office.

RENETTE ISRAEL CORENSWET conveyed her portion of said property to CORENSWET PARTNERS, LP, A TENNESSEE LIMITED PARTNERSHIP, by quitclaim deed of record in Instrument No. 20041217-0150500, dated December 1, 2004, said Register's Office.

4866-5032-5562.1

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of October, 2022.

Ellen Corenswet, Trustee of the Testamentary Trust under the Will of Morris A. Corenswet

STATE OF New York)
COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellen Corenswet, Trustee of the Testamentary Trust under the Will of Morris A. Corenswet, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in New York, New York, this the 19th day of October, 2022.

NOTARY PUBLIC
My Commission Expires: _____

MOISES VELAZQUEZ ALVAREZ
Notary Public, State of New York
No. 01VE4949372
Qualified in NEW YORK County
Commission Expires APRIL 3, 2023

4866-5032-5562.1

Exhibit A

APPOINTMENT OF, AND AGREEMENT TO SERVE AS, TRUSTEE

This Appointment of, Agreement to Serve as, Trustee (the "Agreement") is made and entered into effective as of the 10 day of October, 2022 (the "Effective Date"), by Ellen Corenswet and Lucy Corenswet.

WITNESSETH

WHEREAS, the Last Will and Testament of Morris A. Corenswet (the "Will") was executed on January 22, 1966, by Morris A. Corenswet (the "Grantor");

WHEREAS, under Article VII of the Will, a Testamentary Trust (the "Trust") was created for the benefit of Grantor's father, Sol Corenswet, for so long as he was living, with any income not so needed or expended to be paid to or for the benefit of Grantor's brother, Abe Corenswet, if needed, or if not needed, then added to the principal of the Trust;

WHEREAS, the Trust included a fifty percent tenancy in common undivided interest in real estate property located at 315 Hermitage Avenue, Nashville, Tennessee (the "Real Estate");

WHEREAS, upon the death of the last surviving of either Sol Corenswet or Abe Corenswet, the Trust was to continue as separate trusts for the benefit, in equal shares, of the children of Grantor's brother, Robert Corenswet and Ellen Corenswet, (collectively, the "Beneficiaries") with net income and, if necessary for emergencies, principal payable not less often than quarterly;

WHEREAS, Robert Corenswet is deceased and Lucy Corenswet succeeded to his interest;

WHEREAS, the Trust terminated as to the interest of each of the two Beneficiaries to the extent of twenty-five (25%) percent of the principal of each Trust for the Beneficiaries' benefit at the age of twenty-one (21) years, and the remaining seventy-five (75%), principal and undivided income, at the age of twenty-five (25) years;

WHEREAS, the required distribution of the principal was not actually transferred from the Trust to the Beneficiaries; however, the Beneficiaries were unaware of this and treated the principal of the Trust as if they owned it directly and not in trust;

WHEREAS, through a series of deeds, title to the Real Estate was intended to be transferred to Corenswet Partners, L.P., the sole partners of which are the Beneficiaries;

WHEREAS, the Beneficiaries, through Corenswet Partners, L.P., have now determined to sell their interest in the Real Estate;

WHEREAS, there is now a contract for sale, and as a result of the title search for purposes of the sale, it has been discovered that legal title to the Real Estate was never transferred to the Beneficiaries by deed;

202210240115371

WHEREAS, the Beneficiaries, through Corenswet Partners, L.P., have received the benefits of the Real Property and its income directly, and the Beneficiaries have represented that the property is owned indirectly by them;

WHEREAS, there is currently a vacancy in the position of Trustee for the Trust;

WHEREAS, under T.C.A. § 35-15-704(b), "[a] vacancy in a trusteeship must be filled if the trust has no remaining trustee";

WHEREAS, under T.C.A. § 35-15-704(c)(1), a vacancy in the position of Trustee must be filled "[b]y a person designated in the terms of the trust to act as successor trustee";

WHEREAS, the Successor Trustees designated under Article IX of the Trust are no longer serving as Trustees of the Testamentary Trust and are deceased;

WHEREAS, under T.C.A. § 35-15-704(c)(2), a vacancy in the position of Trustee may be filled "[b]y a person appointed by unanimous agreement of the qualified beneficiaries"; and

WHEREAS, Ellen Corenswet and Lucy Corenswet, as sole qualified beneficiaries of the Trust, desire to appoint Ellen Corenswet as Trustee for the purposes of executing a quitclaim deed of the Trust's interest in the Real Estate to Corenswet Partners, L.P.

NOW THEREFORE, for and in consideration of the premises and other good and valuable consideration, receipt of which is hereby acknowledges, the parties agree and consent to the following:

1. Pursuant to the applicable provisions of T.C.A. §35-15-704, Ellen Corenswet and Lucy Corenswet, being the sole beneficiaries of the Trust, hereby appoint Ellen Corenswet to serve as Trustee of the Trust.

2. As evidenced by the signature below, Ellen Corenswet accepts the appointment to serve as successor Trustee of the Trust, as of the Effective Date.

IN WITNESS WHEREOF, this instrument shall be effective as of the Effective Date.

Ellen Corenswet, Successor Trustee

Ellen Corenswet, Individually

Lucy Corenswet, Individually

Certificate of Authenticity

I, Seth Dearinger, do hereby make oath that I am 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 10/19/22

10/20/22

Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of October, 2022.

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025