Karen Johnson Davidson County
Batch# 958156 DEEDQC
01/05/2023 02:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230105-0001066

THIS DOCUMENT PREPARED BY:
Bryan Howard
2319 Crestmoor Road
Nashville, TN 37215
(615) 627-4444

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is NONE.

Jeana L. Hein
Affiant

Subscribed and sworn to before me this 5th day of January, 2023.

Bryan Howard
Notary Public

My Commission Expires:

BRYAN HOWARD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires 3/3/2025

Address of new owner:

Pinnacle Bank, Co-Trustee
Attn: Trust & Investment Services
P. O. Box 291947
Nashville, TN 37229-1947

Send Tax Bills to:

SAME

Map-Parcel Numbers

066-00-0-033

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that LEIGH-LAND STABLES, LLC, a Tennessee limited liability company (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring the Grantor's entire interest in the subject parcel of real property, hereby releases, remises and quitclaims unto JEANA HEIN and PINNACLE NATIONAL BANK, Co-Trustees of the Mildred Hudgins Trust for the benefit of Jeana Hein dated December 26, 2001, and to their 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, heirs and assigns, all right, title and interest of the Grantor in and to certain tract or parcel of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

WITNESS my hand on January 5, 2023.

LEIGH-LAND STABLES, LLC

Jeana L. Hein

By: Jeana Hein, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANA HEIN, Chief Manager of Leigh-Land Stables, LLC, with whom I am personally acquainted, and who acknowledged herself to be Chief Manager of Leigh-Land Stables, LLC, the within named bargainor, a limited liability company, and that as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as such Chief Manager.

Witness my hand and official seal on this 5th day of January, 2023.

Bryan Howard

Notary Public

My Commission Expires: _____

BRYAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 3/31/2025

EXHIBIT A
Legal Description

Being a portion of a tract of land in the 8th Civil District of Davidson County, Tennessee, and located on the north side of Biggs Road approximately 1 ½ mile west of River Road being tract #27 on the division of the George H. Hobbs Estate (not of record), described according to a survey by Elbert F. Luther, Jr., dated February, 1983, as follows:

Beginning a point in the centerline of Biggs Road, said point being the southwesterly comer of the property conveyed to Ezell Dickerson, Trustee, by instrument of record in Book 4665, page 735, thence leaving the centerline of Biggs Road and with Dickerson northeasterly line, thence North 46 deg. 39 min. West 14.5 feet, more or less, to an iron pin on the north right-of-way of Biggs Road; thence on the same line North 46 deg. 39 min. West 506.18 feet, more or less, to an iron pin on the south slope of the hill, thence North 40 deg. 15 min. East 264.30 feet, more or less, to an iron pin near the top of the hill, thence south 44 deg. 30 min. East, 542.60 feet, more or less, down the hill, across the branch to an iron pin in the center of Biggs Road; thence with the center of Biggs Road South 46 deg. 20 min. West, 246.60 feet, more or less, to the beginning containing 3.06 acres, more or less.

Being the same property conveyed to Leigh-Land Stables, LLC by deed from Brenda Faye Robinson, Executrix for the Estate of Jewelene Luna, of record as Instrument # 20200417-0040693, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

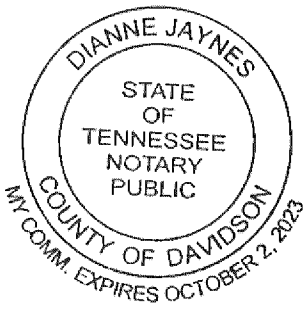
I, Bryan Howard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 5, 2023 (date of document).

Bryan Howard
Affiant Signature

January 5, 2023
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of January, 2023.



Dianne Jaynes
Notary's Signature

My Commission Expires: 10/2/2023

NOTARY'S SEAL