Karen Johnson Davidson County
Batch# 1025705 DEEDQC
07/13/2023 08:42:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230713-0053568

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Leonard Lee Magill and Tammy Lynn Magill 221 Governors Way Brentwood, TN 37027	Same	095 14 0 12500

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LEONARD LEE MAGILL and TAMMY LYNN MAGILL, CO-TRUSTEES OF THE MAGILL COMMUNITY PROPERTY TRUST U/A/D SEPTEMBER 27, 2018 (the "Grantor"), hereby quitclaim and convey to LEONARD LEE MAGILL and TAMMY LYNN MAGILL, husband and wife, all of their interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

This is property known as 1930 Air Lane Drive, Nashville, TN.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 29 day of June, 2023.

LEONARD LEE MAGILL, CO-TRUSTEE

TAMMY LYNN MAGILL, CO-TRUSTEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Leonard Lee Magill and Tammy Lynn Magill, 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, at office, as of this 29th day of June, 2023.

BRYAN JEPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 9, 2026

Notary Public
My Commission Expires: 5/9/26

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

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

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

Notary Public
My Commission Expires:

EXHIBIT A

Exhibit A

Legal Description

Land situated in the 15th Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee being Lot 2 of the "Resubdivision of Lot 10, Metropolitan Industrial Park, Phase One, Section Twenty-Three", of Record by Instrument #20130509-0047113, Register's Office for Davidson County (R.O.D.C.) and being more particularly described as follows:

Beginning at an iron rod (old) on the westerly right-of-way margin of Airlane Drive (a 60-foot wide right-of-way), the northeast property corner of this Lot and being the southeasterly property corner of Joseph V. Turner, of Record by Instrument #20050202-0012272, R.O.D.C., Tennessee and proceeding as follows:

From the Point of Beginning and with said right-of-way margin and leaving said Turner, southeastwardly a distance of 16.18 feet along a curve concave to the west having a radius of 970.00 feet and a central angle of 00°57'21" and being subtended by a chord which bears South 08°44'54" East 16.18 feet to an iron rod (old);
Thence, South 08°16'14" East, a distance of 347.58 feet to an iron rod (old), the southeast property corner of this Lot;
Thence, leaving said right-of-way margin and along or near the northerly property line of Airlane Properties, LLC, of Record by Instrument #20020531-0066250, R.O.D.C., Tennessee, North 84°00'14" West, a distance of 443.89 feet to an iron rod (old), the southwesterly property corner of this Lot;
Thence, leaving Airlane Properties and along or near the easterly property line of Bellsouth Telecommunications, Inc., of Record by Instrument #20090223-0015520, R.O.D.C., Tennessee, in part and Ronald M., Jerry C. and Steven R. Dennis of Record by Instrument #20121129-0109616, R.O.D.C., Tennessee, in part, North 08°35'46" East, a distance of 397.00 feet to an iron rod (old) the northwest property corner of this Lot;
Thence, leaving said Dennis and with the common property line of this Lot and the southerly property line of Lot 1, Resubdivision of Lot 10, Metropolitan Industrial Park, Phase One, Section Twenty-Three, South 86°25'32" East, a distance of 159.95 feet to an iron rod (old);
Thence, with the westerly and southerly property lines of Joseph V. Turner, of Record by Instrument #20050202-0012272, R.O.D.C., Tennessee, South 04°16'23" East, a distance of 9.84 feet to an iron rod (old);
Thence, southeastwardly a distance of 41.32 feet along a curve concave to the northeast having a radius of 30.00 feet and a central angle of 78°54'55" and being subtended by a chord which bears South 43°43'51" East 38.13 feet to an iron rod (old);
Thence, South 83°11'33" East, a distance of 50.41 feet to an iron rod (old);
Thence, South 44°01'51" East, a distance of 11.49 feet to an iron rod (old);
Thence, southeastwardly a distance of 29.76 feet along a curve concave to the northeast having a radius of 20.00 feet and a central angle of 85°15'22" and being subtended by a chord which bears South 57°12'43" East 27.09 feet to an iron rod (old);
Thence, North 80°09'36" East, a distance of 65.17 feet to the Point of Beginning and containing 142,700 square feet or 3.27 Acres, more or less, described according to the ALTA/ACSM Land Title Survey, dated January 22, 2013, last revised June 5, 2013, prepared by J. Alan Cummings, TN No. 2351, Crawford and Cummings, P.C., 1929 21st Avenue South, Nashville, Tennessee 37212, Job No. 13-005(0).

Together with a cross access easement created by Cross Access Easement Agreement recorded in Book 11085, page 597, as amended in Book 11371, page 284, said Register's Office, over the property described in Exhibit A to such Cross Access Easement Agreement.

Being the same property conveyed by deed of record as Instrument # 20181018-0103668 in, said Register's Office.

35908081.1

Certificate of Authenticity

I, Lucretia Albert, 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 July 5, 2023.

Date

Lucretia Albert

Affiant Signature

07/12/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of July, 2023.

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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