Karen Johnson Davidson County
Batch# 1046593 DEEDQC
09/06/2023 11 03 54 AM 3 pgs
Fees $17 00 Taxes $0 00
20230906-0069835

**THIS INSTRUMENT PREPARED BY:**

**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd**
**Suite 130**
**Nashville, TN 37215**

*No title search was performed in preparation of this Quitclaim Deed*

STATE OF TENNES
COUNTY OF DAVII

The actual consideration for this transfer is: $0.00.

Affiant

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

Notary Public
My Commission Expires: _____

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

## QUITCLAIM DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Bill Tannenbaum, Trustee of The Walden Estate Collective Trust<br>1880 Century Park East, Ste 1600<br>Los Angeles, CA 90067 | New Owner | Map and Parcel No.:<br>155 00 0 022 00<br>155 00 0 229 00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Bill Tannenbaum, Successor Trustee of the New Society Collective Trust under Trust Instrument dated May 6, 2021** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Bill Tannenbaum, Trustee of The Walden Estate Collective Trust, dated July 24th, 2023**, its Beneficiaries and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

This is improved property known as: 8461 and 0 Poplar Creek Road, Nashville, TN 37221.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ____ day of July, 2023.

**New Collective Trust**

**Bill Tannenbaum, Successor Trustee**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bill Tannenbaum, with whom I am personally acquainted, and who acknowledged that he is the Trustee of the Trust referenced herein, and as such executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 24th day of July, 2023.

Notary Public

My Commission Expires: 1/4/2027

SHERRY FOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

EXHIBIT "A"

**Tract 1:**

Beginning at an iron pin corner of the south R/W of Poplar Creek Road, twenty-five feet from the center of said road, said corner being the northwest corner of this tract and the northeast corner of tract 5; thence along the R/W of said road North 79 deg. 31 min. East, a distance of 142.02 feet to a point, thence by said R/W North 78 deg. East, a distance of 117.48 feet to an iron pin corner being the northeast corner of this tract and the northwest corner of tract 3; thence leaving the road and along the west lines of tract 3, South 6 deg. 10 min. 48 sec. East, a distance of 924.54 feet to a corner of the lines of McClain and the southeast corner of this tract and the southwest corner of tract 3; thence by McClain, South 82 deg. 41 min. West, a distance of 212.00 feet to a corner, thence by same, South 87 deg. 25 min. West, a distance of 53.00 feet to the southwest corner of this tract and the southeast corner of tract 5; thence along the east line of tract 5; North 5 deg. 46 min. 38 sec. West, a distance of 902.92 feet to the place of beginning.

This is improved property known as: 8461 Poplar Creek Road, Nashville, TN 37221.

**Tract 2:**

Beginning at a point on the southerly R/W. of Poplar Creek Road, said R/W being fifty feet, thence by same R/W/N. 78 degrees 47 minutes East a distance of 98.25 feet to a point. Thence by same North 80 degrees 11 minutes East a distance of 98.54 feet to a point. Thence by same, North 85 degrees 12 minutes East a distance of 68 feet to a point and the N.W. corner of tract 2. Thence leaving the R/W of the road 7 degrees 54 minutes 39 seconds East a distance of 933.59 feet to a point. Thence by McClain South 82 degrees 31 minutes West a distance of 185.96 feet to an iron pin previously set in the boundary survey by others. Thence South 82 degrees 41 minutes West a distance of 107.42 feet to a point. Thence along the East line of tract 4, North 6 degrees 0 minutes 23 seconds West a distance of 926.29 feet to the beginning. Containing 5.971 acres.

This is unimproved property known as: 0 Poplar Creek Road, Nashville, TN 37221

Both Tracts being the same property conveyed to Bill Tannenbaum, Successor Trustee of the New Society Collective Trust under Trust Instrument dated May 6, 2021 by Quitclaim Deed dated April 25, 2023 and recorded on May 8, 2023 in Instrument No. 20230508-0033925, in the Register's Office of Davidson County, Tennessee.