Karen Johnson Davidson County
Batch# 1071152 DEEDQC
11/13/2023 03:26:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231113-0088481

THIS INSTRUMENT PREPARED BY:
Matthew Mullins, atty.
Momentum Law, pllc
541 N. Mount Juliet Rd, Ste 2303C
Mount Juliet, TN 37122
(615) 701-6444

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration for this transfer is $--10.00--.

Scott D. MacLeod, Grantor, Affiant

Subscribed and sworn to before me, this 10th day of November, 2023.

Notary Public
My Commission Expires: July 27, 2026

MATTHEW MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/27/2026
WILSON COUNTY

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Scott D. MacLeod and Sarah J. MacLeod; Trustees of the Joint Revocable Trust of Scott and Sarah MacLeod 296 Granger View Circle Franklin, TN 37064	SAME	Map 21 Parcel 389

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, Scott MacLeod, and wife, Sarah MacLeod, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 to **Scott D. MacLeod and Sarah J. MacLeod, Trustees of the Joint Revocable Trust of Scott and Sarah MacLeod, established by the Trust Agreement dated November 10, 2023**, as

amended and restated from time to time, 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 and assigns.

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 our hands this 10th day of November, 2023.

Scott D. MacLeod

Sarah J. MacLeod

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah J. MacLeod and Scott D. MacLeod with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of November, 2023.

My Commission Expires: July 27, 2026

Notary Public

MATTHEW MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/27/2026
WILSON COUNTY

EXHIBIT A

Legal Description

Being a portion of the property deeded to Clarksville Investors Trust as shown in Book 9949, Page 12, Register's Office for Davidson County, Tennessee, and beginning at an iron pin (new) at the northwest corner of the Provision International, Inc. property as described in Deed Instrument No. QC200412160149847, Register's Office for Davidson County; thence along the east line of the Provision International, Inc. property as described in Deed Instrument No. DB200305290072833, Register's Office for Davidson County, then N 04°51'09" E a distance of 11.45' to an iron pin (old); thence continuing along said line N 05°19'46" E a distance of 480.12' to an iron pin (new); thence along the remainder of the Clarksville Investors Trust property as described in Book 9949, Page 12, Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, N 85°13'30" E a distance of 399.44' to an iron pin (new); thence S 01°00'49" E a distance of 450.00' to an iron pin (old) at the northeast corner of the first mentioned Provision International, Inc. property; thence along the north line of the Provision International, Inc. property S 70°37'27" W a distance of 486.67' to the point beginning, containing 5.01 acres, more or less.

Being the same property conveyed to Scott MacLeod, and wife Sarah MacLeod, by Clarksville Investors Trust by Warranty Deed dated June 12, 2006 of record in Instrument No. ~~2006-613-0070286~~ 20060613-0070386

As part of this conveyance, the following described 25' ingress/egress/utility easement is granted (Easement No. 1):
Beginning at the northwest corner of the above described 5.01 acre tract, thence along the east line of the Provision International, Inc. property as described in the Instrument No. DB200305290072833, RODC, N 05°19'44" E a distance of 900.37' to the southwest corner of the Steven P. and Alice J. Waters property as described in Book 9637, Page 618, Register's Office for Davidson County; thence along the south line of Waters S 84°34'03" E a distance of 309.60' to the southeast corner of said Waters property, said point being in the west line of the Juanita Jefferson, Trustee property as described in Instrument No. QC-200508030091383; thence along the west line of said property S 04°29'36" W a distance of 25.00' to a point; thence along a line through the Clarksville Investors Trust property N 84°34'03
W a distance of 284.96' to a point; thence S 05°19'44" W a distance of 870.87' to a point in the north line of the above described 5.01 acre tract; thence along the north line of said tract S 85°13"30" W a distance of 25.39' to the point of beginning. Being a portion of the property conveyed to the by deed in Book 9949, Page 12, Register's Office for Davidson County, Tennessee.

A 25' ingress/egress/utility easement described as follows, is also granted hereby (Easement No. 2):
Beginning at the southeast corner of the Steven P. and Alice J. Waters property as described in Book 9637, Page 617, Register's Office for Davidson County, thence along the east line of Waters N. 11°53'55" E a distance of 415.00' to a point; thence continuing along Waters N. 05°26'19" W a distance of 308.05' to a point in the south right-of-way of Old Clarksville

Pike; thence along the south right-of-way of Old Clarksville Pike S 47°48'40" E a distance of 37.09 to a point; thence along a line through the Juanita Jefferson, Trustee property S 05°26'19" E a distance of 284.46' to a point; thence S 11°53'55" W a distance of 441.14' to a point; thence N 84°34'03" W a distance of 21.92' to a point in the east line of the Clarksville Investors Trust property as described in Book 9949, Page 12, Register's Office for Davidson County, thence along the east line of Clarksville Investors Trust N 04°29'36" E a distance of 25.00' to the point of beginning. Being a portion of the property conveyed to Juanita Jefferson by instrument of record at Instrument No. QC-200508030091383, Register's Office for Davidson County, Tennessee.

This is improved property known as part of Map 21, Parcel 89 Davidson County, Tennessee.

Certificate of Authenticity

I, Matthew Mullins, 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 November 10, 2023.

Date

Affiant Signature

11/10/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 10th day of November, 20____.

Notary's Signature

My Commission Expires: 7/27/2026

Date

Notary's Seal (if on paper)

MAXWELL MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/27/2026
WILSON COUNTY