Karen Johnson Davidson County
Batch# 1077018 DEEDQC
12/01/2023 07:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231201-0092662

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027 (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Tennessee Central Railway Museum and Model Railroad Club	- SAME -	094-09-0-097.00
220 Willow Street		
Nashville, TN 37210		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, **TENNESSEE CENTRAL RAILWAY MUSEUM AND MODEL RAILROAD CLUB (f/k/a CUMBERLAND DIVISION SER-NMRA), A TENNESSEE NONPROFIT CORPORATION, Grantor,** hereby conveys to **TENNESSEE CENTRAL RAILWAY MUSEUM AND MODEL RAILROAD CLUB, A TENNESSEE NONPROFIT CORPORATION, Grantee,** all of its right, title and interest in the following described tract or parcel of land being located in Davidson County, Tennessee, and described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Minor Subdivision of Lot 2, Stanley Street Property, of record in Instrument No. 20170705-0067459, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cumberland Division SER-NMRA, a Tennessee Nonprofit Corporation, from Stanley Street, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed of record in Instrument No. 20170721-0074195, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Terms, provisions and rights contained in the letter of record in Book 4260, Page 154, said Register's Office.

2. Access Easement Grant of record in Book 4690, Page 314, said Register's Office.

3. Easement for Railroad Spur Tracks as depicted on the plats attached to the deeds of record in Book 2549, Page 20, and in Book 3462, Page 165, said Register's Office.

This is improved property known as 0 Willow Street, Nashville, Tennessee 37210.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30th day of November, 2023.

GRANTOR:

TENNESSEE CENTRAL RAILWAY MUSEUM AND MODEL RAILROAD CLUB (f/k/a CUMBERLAND DIVISION SER-NMRA)

By: _____
TERRY BEBOUT

Its: **President**

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERRY BEBOUT**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this 30th day of November, 2023.

Linda J. Williams
Notary Public

LINDA J WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

My Commission Expires: 03/03/2026

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this 30th day of November, 2023.

Linda J. Williams
Notary Public

My commission expires: 03/03/2026

LINDA J WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 30, 2023.

November 30, 2023
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of November, 2023.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

LINDA J WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026