Karen Johnson Davidson County
Batch# 1077018 DEEDQC
12/01/2023 07:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231201-0092663

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 -	093-12-0-125.00
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 situated in the 16th Councilmanic District of Davidson County, Tennessee, being a portion of Lot No. 1, Willow Street Property, of record in Book 6200, page 465, Register's Office for Davidson County, Tennessee, and designated as Lot No. 2 on the plat of the Resubdivision of Lot 1, Willow Street Property, by R.L. Montoya – Land Surveying, Inc., Goodlettsville, Tennessee, dated 6 May 1998, Job No. 93-03-19, not yet of record, and being more completely described as follows:

Beginning at an old concrete monument in the northerly right-of-way line of Willow Street, said point being the southeast corner of said original Lot No. 1, Willow Street Property, and the southwest corner of property now or formerly belonging to Tennessee Commercial Warehouse, Inc.; thence, along said right-of-way line, North 86 degrees 52 minutes 19 seconds West, 240.00 feet to a new iron rod; thence, along a line between this new Lot No. 2 and the new Lot No. 1, North 00 degrees 32 minutes 18 seconds West, 43.30 feet to a new iron rod; thence, continuing along the line between this new Lot No. 2 and the new Lot No. 1, North 82 degrees 54 minutes 19 seconds East, 229.50 feet to a new iron rod in the line of property now or formerly belonging to Tennessee Commercial Warehouse, Inc.; thence, along said line, South 8 degrees 16 minutes 00 seconds East, 85.63 feet, to the point of beginning.

Being the same property conveyed to Cumberland Division SER/NMRA, a Tennessee Nonprofit Corporation, from Rollins Leasing Corp., a Delaware Corporation, by Warranty Deed of record in Book 10944, Page 251, Register's Office for Davidson County, Tennessee.

Cumberland Division SER/NMRA and Tennessee Central Railway Museum and Model Railroad Club are one and the same. Cumberland Division SER/NMRA changed its name to Tennessee Central Railway Museum and Model Railroad Club by Amendment to Charter dated October 23, 2019, which has been recorded with the Register of Deeds for Davidson County in Instrument No. 20191031-0112145.

This is improved property known as 220 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

My Commission Expires: 03/03/2026

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

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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

