Karen Johnson Davidson County
Batch# 1084455 DEEDQC
12/20/2023 02:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231220-0098244

TRUE COPY CERTIFICATION

I, Charles B. Reasor III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tended for registration herewith and that this is a true and correct copy of the original document executed on December 19, 2023, and authenticated according to law.

Dated this 19th day of December, 2023.

Charles B. Reasor III
CHARLES B. REASOR III

State of Tennessee
County of Davidson

Personally appeared before me, Jan Minshall, a notary public for this county and state, Charles B. Reasor III, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on the 19th day of December, 2023.

Jan Minshall
Notary's Signature

My Commission Expires: 11-3-25

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
White & Reasor, PLC (CBRIII)
3102 West End Avenue, Suite 400
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.:
Robert D. Poole and Gloria M. Poole, Trustees of the Robert D. Poole and Gloria M. Poole Revocable Trust Established August 26, 2014 1039 Hillview Drive Hendersonville, TN 37075	New Owner	Map 94 Parcel 109

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, ROBERT D. POOLE and wife, GLORIA M. POOLE (collectively "Grantors"), have bargained and sold, and do hereby transfer and convey unto ROBERT D. POOLE and GLORIA M. POOLE, TRUSTEES, OF THE ROBERT D. POOLE AND GLORIA M. POOLE REVOCABLE TRUST ESTABLISHED AUGUST 26, 2014, all of Grantors' right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit A which is attached hereto and incorporated herein by reference.

This is improved real property known as 1140 Freightliner Drive, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

Charles F. Reasor III
AFFIANT

SUBSCRIBED and sworn to before me this 14th day of Dec., 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-3-25

202312200098244

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on this the 19th day of Dec, 2023.

GRANTORS:

Robert L Poole
ROBERT D. POOLE

Gloria M. Poole
GLORIA M. POOLE

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY APPEARED BEFORE ME, Stacie L Fiske, a Notary Public in and for said State and County, the within named ROBERT D. POOLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Hendersonville, Tennessee, this 19 day of Dec, 2023.

Stacie L Fiske
NOTARY PUBLIC

STACIE L FISKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
8/14/25

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY APPEARED BEFORE ME, Stacie L Fiske, a Notary Public in and for said State and County, the within named GLORIA M. POOLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Hendersonville, Tennessee, this 19 day of Dec, 2023.

Stacie L Fiske
NOTARY PUBLIC

STACIE L FISKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
8/14/25

EXHIBIT A

LEGAL DESCRIPTION

TRACT 4A:

A TRACT OF LAND IN THE 15TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOTS 18 AND 19 AS SHOWN ON THE SUBDIVISION OF GEORGIA INDUSTRIAL REALTY COMPANY'S SOUTH NASHVILLE PROPERTY AS OF RECORD IN PLAT BOOK 421, PAGE 187, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE ("RODC"), AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO AN ALTA/ACSM LAND TITLE SURVEY BY H & H LAND SURVEYING, INC. – JOB NO. 2002-131 DATED MARCH 11, 2002, AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FREIGHTLINER DRIVE (50' PUBLIC ROW) AT THE NORTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND AS DEEDED TO ROBERT D. POOLE AND WIFE, GLORIA M. POOLE AS OF RECORD IN DEED BOOK 6732, PAGE 521, RODC, SAID IRON ROD ALSO BEING N 62 DEG. 55 MIN. 54 SEC. E 501.68 FEET AND N 68 DEG. 39 MIN. 43 SEC. E 94.64 FEET FROM THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF FREIGHTLINER DRIVE AND THE EASTERLY RIGHT-OF-WAY LINE OF OMOHUNDRO PLACE (60' PUBLIC ROW); THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF FREIGHTLINER DRIVE N 68 DEG. 39 MIN. 43 SEC. E 180.93 FEET TO AN IRON ROD (NEW); THENCE N 63 DEG. 53 MIN. 43 SEC. E 121.22 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY PROPERTY LINE OF DEED PARCEL 1 AS DEEDED TO VERNA H. BURKE AND CHARLES M. BURKE, CO-TRUSTEES, AS OF RECORD IN DEED BOOK 8328, PAGE 37 RODC; THENCE, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF FREIGHTLINER DRIVE, WITH THE WESTERLY PROPERTY LINE OF THE BURKE TRACT, S 50 DEG. 58 MIN. 51 SEC. W 153.82 FEET TO AN IRON ROD (OLD); THENCE, S 17 DEG. 08 MIN. 00 SEC. E 358.16 FEET TO AN IRON ROD (NEW) AT THE NORTHEASTERLY TERMINUS OF PUBLIC ALLEY NO. 2062 (15' PUBLIC ROW); THENCE, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PUBLIC ALLEY NO. 2062, S 73 DEG. 36 MIN. 43 SEC. W 163.12 FEET TO AN IRON ROD (NEW) AT THE SOUTHEASTERLY PROPERTY CORNER OF THE AFORESAID POOLE TRACT; THENCE, LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF PUBLIC ALLEY NO. 2062 WITH THE EASTERLY PROPERTY LINE OF THE POOLE TRACT, N 16 DEG. 12 MIN. 17 SEC. W 381.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 64,697 SQUARE FEET OR 1.4852 ACRES MORE OR LESS AS CALCULATED BY THE ABOVE BEARINGS AND DISTANCES WHICH WERE DETERMINED WITHIN THE PRECISION REQUIREMENTS OF A CLASS "URBAN" ALTA/ACSM LAND TITLE SURVEY OF 1997.

BEING THE SAME PROPERTY CONVEYED TO ROBERT D. POOLE AND WIFE, GLORIA M. POOLE, BY DEED FROM SAMUEL R. REHORN AND WIFE, AGNES S. REHORN, OF RECORD IN INSTRUMENT NO. 20030806-0112109, RODC.