Karen Johnson Davidson County
Batch # 1095792 DEEDQC
01/30/2024 11:47:15 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240130-0006470

This instrument was prepared by:
Robb S. Harvey
Holland & Knight LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

QUITCLAIM DEED

FROM: EVANGELINE GRAY, Grantor

TO: ANDREW JACKSON FOUNDATION, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Andrew Jackson Foundation 4580 Rachels Lane Hermitage, TN 37076	Same	07500005901

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Howard J. Kittell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, Howard Kittell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained, and who further acknowledged holding the position of President + CEO for **ANDREW JACKSON FOUNDATION f/k/a THE LADIES' HERMITAGE ASSOCIATION**, and to being authorized by said entity to execute the within instrument on behalf of said entity.

WITNESS my hand, at office, this 26 day of Jan, 2024.

Charlene Murphy
NOTARY PUBLIC [Seal]

CHARLENE MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

My Commission expires:
May 9, 2026

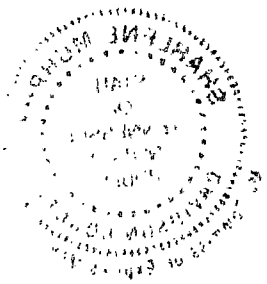
FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, EVANGELINE GRAY ("Grantor"), does quitclaim (and with no warranty and with no covenant) unto ANDREW JACKSON FOUNDATION, a Tennessee nonprofit corporation ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements, and including without limitation any claim for all or a portion of "gate receipts" and any right of reversion, all as described in that certain Warranty Deed dated March 11, 1964, by and between Jane B. Buntin, as Grantor, and The Ladies Hermitage Association, as Grantee, of record at Book 3704, page 267, Register's Office for Davidson County, Tennessee (collectively with the Land, the "Property").

The Property is improved property known as 4744 Rachels Lane, Hermitage, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]



Witness my hand this 25th day of January, 2024.

GRANTOR:

EVANGELINE GRAY

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)

Personally appeared before me, the undersigned Notary Public, **EVANGELINE GRAY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

WITNESS my hand, at office, this 25th day of Jan, 2024.

NOTARY PUBLIC

DINO JR GARCIA
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2025

My Commission expires:
01/31/2025

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, December 31, 1963, as follows:

Beginning on the easterly margin of Lebanon Pike, at the northwest corner of the Hermitage Presbyterian Church Property; thence with said Church's northern boundary line, south 89° 10' east 372 feet; thence south 10° 24' west 422 feet to an iron pin; thence north 84° 15' east 839.3 feet to an iron pin; thence north 23° 37' west 129.2 feet to an iron pin; thence north 89° 00' east 171.5 feet to an iron pin at fence corner; thence north 0° 06' east 165 feet; thence north 89° 00' east 3 feet; thence north 1° 00' west 45 feet; thence south 89° 00' west 3 feet; thence north 0° 45' east 1002 feet to the southerly margin of Lebanon Pike; thence with the same, around a curve, having a radius of 1527.7 feet, southwesterly 1223.84 feet, and continuing with the same, south 34° 57' west 443.4 feet to the beginning, containing 26.33 acres, more or less.

Being the same property conveyed to The Ladies Hermitage Association by Deed of record at Book 3704, page 267, Register's Office for Davidson County, Tennessee.

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