Karen Johnson
Batch # 1105887
02/29/2024 09:21:16 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240229-0013880

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd**<br>**Suite 130**<br>**Nashville, TN 37215**<br><br>*No title search was performed in preparation of this Quitclaim Deed.* | STATE OF TENNE<br>COUNTY OF DAVI<br><br>The actual consideration for this transfer is: $0.00.<br>Affiant<br>Subscribed and sworn to before me, this 14th day of February, 2024.<br>Notary Public<br>My Commission Expires: 9/7/2026 |

## QUITCLAIM DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Chris King, Trustee<br>P.O. Box 121147<br>Nashville, TN 37212 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>158-00-0-047.01 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Kella Stephenson Farris, Trustee of the 1809 Otter Creek Road Trust, dated June 22, 2016** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Chris King, Sucessor Trustee of the 1809 Otter Creek Road Trust, dated June 22, 2016**, its Beneficiaries and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, now in the City of Forest Hills, being part of Lot No. 3 of the Partition of estate of W. W. Mooney, deceased, as of record in Minute Book 4, Page 191, County Court. being part of a 40 acre tract of land lying South of Lot No. 3 as conveyed to Robert W. McFadden and wife, by Deed from J. E. Travis, Trustee, as of Record in Book 1196, Page 427, Register's office for said County, and described as follows;

Beginning at a point in the Southerly margin of Otter Creek Road, the most Easterly corner of this tract, being corner of the Patterson Lands; thence along Patterson's line as follows: South 65 deg. West 201 feet; South 0 deg. 30' West 304 feet; South 5 deg. 30' West 104 feet; South 54 deg. 30' East 84 feet; South 48 deg. East 100 feet; South 30 deg. 30' East 70 feet; thence South 15 deg. East 87 feet; South 84 deg. East 219 feet to a corner of the lands herein described; a corner of Hudson and Patterson Lands and the Ward-Zeigler property;

thence along the West line of the Ward-Zeigler property, South 11 deg. 26' West 625 feet to a point; thence leaving the Ward-Zeigler property and crossing the Hudson Lands, North 78 deg. 30' West 348 feet more or less to a point on the East side of a 50 foot strip reserved for a roadway; thence along the East side of said Road or said Reserved strip, North 3 deg. 35' East 176 feet more or less to a point; thence North 78 deg. 30' West 52 feet, more or less to a point in the line between Hillsboro Park, Inc. and Hudson Lands, in the West line of said 50 foot roadway or reserved strip; thence with the line between this property and Hillsboro Park, Inc., North 3 deg. 35' East 440 feet, more or less to a point; North 2 deg. 45' East 231 feet more or less to a corner between Hillsboro Park, Inc. and Davis Lands; thence along Davis East line, North 3 deg. 12' East 391 feet to a point; thence North 24 deg. 30' West 97 feet to a point in the South margin of Otter Creek Road; thence with the South margin of said Road, South 81 deg. 30' East 73 feet; South 87 deg. East 100 feet; South 87 deg. 15' East 100 feet to the point of beginning.

Being the same property conveyed to Kella Stephenson Farris, Trustee of the 1809 Otter Creek Road Trust, dated June 22, 2016 by Warranty Deed from Steven B. Chapman, a married man, dated July 22, 2016 and recorded on July 25, 2016 in Instrument No. 20160725-0076429, in the Register's Office of Davidson County, Tennessee. Chris King having since replaced Kella Stephenson Farris as the Successor Trustee of the 1809 Otter Creek Road Trust, dated June 22, 2016, pursuant to that certain First Amendment to the Trust dated February 6, 2024.

This is improved property located at: **1809 Otter Creek Road or 6000 Sherwood Court, Nashville, TN 37215.**

Grantor covenants that its is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of February, 2024.

**1809 OTTER CREEK ROAD TRUST**

**Kella Stephenson Farris, Trustee**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kella Stephenson Farris, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Trustee of the 1809 Otter Creek Road Trust referenced herein, and as such Trustee executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 26th day of February, 2024.




Cynthia H. Lutz
Notary Public

My Commission Expires: 9/7/2026