Karen Johnson Davidson County
Batch# 1118402 DEEDQC
04/03/2024 02:54:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240403-0023629

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

TRUSTEE'S QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eugenia Parker Crafton Winwood, Trustee 1865 Laurel Ridge Drive Nashville, TN 37220	Eugenia Parker Crafton Winwood, Trustee 1865 Laurel Ridge Drive Nashville, TN 37220	145 10 0 072.00 145 10 0 043.00

FOR AND IN CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, EUGENIA PARKER CRAFTON WINWOOD, TRUSTEE, UNDER THE AMENDED AND RESTATED EUGENIA PARKER CRAFTON WINWOOD TRUST DATED APRIL 28, 2021 (the "Grantor"), and not further or otherwise, does hereby quitclaim and convey unto EUGENIA PARKER CRAFTON WINWOOD, TRUSTEE OF THE EUGENIA PARKER CRAFTON WINWOOD NASHVILLE PERSONAL RESIDENCE TRUST - 2024 (20 YEARS), her successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, a fifty percent (50%) undivided interest in and to her interest in those certain real properties in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

The foregoing descriptions are the same as that contained in the prior deed.

These are improved properties known as 1865 Laurel Ridge Drive, Nashville, Tennessee and 1245 Mary Helen Drive, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 29 day of March, 2024.

Eugenia Parker Crafton Winwood

Eugenia Parker Crafton Winwood, Trustee,
under the Amended and Restated Eugenia
Parker Crafton Winwood Trust Agreement
dated April 28, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Eugenia Parker Crafton Winwood, the within named bargainor and Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 29 day of March, 2024.

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me
this 29 day of March, 2024.

Notary Public

My Commission Expires:
_____

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

36430587.3

EXHIBIT A
Legal Description

Tract I:
Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Brigid Ann Heights, Section Three (Revised), of record in Book 5210, Page 8, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Tract II:
Land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, lying west of, but not adjacent to Granny White Pike, about 7 miles from Nashville, , and being part of a 52 Acre Tract conveyed to Hiram Overton, by John F. Welch et al., by deed of record in Book 449, page 441, Register's Office Davidson County, Tennessee, and later by partition deed between Frank Overton and others, passing to John Overton, by deed of record in Book 565, page 144, said Register's Office,; and described according to a copy thereof made by Stephen A. Draper, Dec. 29, 1954 as follows:

The beginning point of said tract being located as follows: Beginning at a point in the westerly margin of Granny White Pike, the north line of the land of Hirsig; thence north 85 deg 45 min West 1397.3 feet to a point, being the point of beginning; thence from the point of beginning and along Hirsig's line, North 85 deg 45 min West 563 feet to a point; thence North 11 deg 30 min East 363 feet to a point; thence South 68 deg East 236 feet to a point, being 10 feet south of the hickory; thence South 65 deg 30 min East 442.2 feet to a point; thence South 8 deg East 20 feet to a point; thence South 71 deg West 122.5 feet to a point; thence South 17 deg West 67 feet to the point of beginning.

Together with the joint right to use of a driveway lying along the north line and the east line of the land in question, and along the line of the land formerly owned by Ewell Neil and wife, together with the use and benefits of said private roadway, as set forth in deed and agreement between W. S. Walker and wife, and Ewell Neil and wife, to which reference is here made.

Tract III:
Land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, described according to a survey made by James A. Hamilton Jr., Registered Engineer, February 12, 1969, and revised December 26, 1969, as follows:

Parcel One: Being part of Lot 90 on the Plan of Section 4, Laurel Ridge Subdivision, as of record in Book 3500, page 71, Register's Office Davidson County, Tennessee.

Beginning at a point in the easterly margin of Laurel Ridge Drive, said point being southwesterly 150.35' from a concrete monument in the easterly margin of said Drive, said monument marking the northerly corner of said Lot 90, said point also being in the center of a driveway; thence, with the center of said driveway, South 22 deg 26 min 45.3 sec East 60.86 feet to a point in the easterly line of said Lot 90; thence with said line South 10 deg 10 min West (called South 12 deg 00 min West in a deed to Sharp of record in Book 3505, page 162, said Register's Office) 8.2 feet to a point; thence, along a line 5.0 feet from and parallel to the centerline of said driveway, North 27 deg 23 min 11.6 sec West 6.71 to a point and continuing 5.0 feet from and parallel to the centerline of said driveway North 22 deg 26 min 45.3 sec West 57.94 feet to a point in the easterly margin of said Laurel Ridge Drive; thence, with the margin of said Drive and around a curve to the left (whose radius is 337.6') 5.92 feet to the beginning, together with a slope easement (1.5' horizontal for each 1.0' vertical) along the margin of said driveway for the purpose of maintaining said driveway shoulders.

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Parcel Two: Beginning at a point, the northerly corner of a triangular parcel conveyed to John S. Zelenik and wife Mary R. Zelenik by Alfred D. Sharp, Jr. et ux, as set out hereinbelow, said point being in the center of a driveway, and also being the same point as the terminus of the first call in Tract Three, Parcel One above; thence with the center of said driveway, South 25 deg 35 min 12 sec East 114.62 feet to a point, the southeasterly corner of said tract conveyed by Sharp to Dunklin, said point being in Zelenik's northerly line; thence with Zelenki's northerly line, North 68 deg. 00 min West 7.41 feet to a point; thence along a line 5.0 feet from and parallel to the centerline of said driveway, North 25 deg 35 min 12 sec West 102.66 feet to a point in the easterly line of said Lot 90, hereinabove referred to, said point being also the terminus of the second call in Tract One above; thence with said line North 12 deg 00 min East (called North 10 deg 10 min East on said Plan of Laurel Ridge Subdivision) 8.2 feet to the beginning, together with a slope easement (1.5' horizontal for each 1.0' vertical) along the margin of said driveway for the purpose of maintaining said driveway shoulders.

Tract IV:
Land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Registered Engineer, February 12, 1969, and revised December 26, 1969, as follows:

Parcel One: Being part of Lot 90 on the Plan of Section 4, Laurel Ridge Subdivision, as of record in Book 3500, Page 71, Register's Office Davidson County, Tennessee.

Beginning at a point in the easterly margin of Laurel Ridge Drive, said point being southwestwardly 150.35 feet from a concrete monument in the easterly margin of said Drive, said monument marking the northerly corner of said Lot 90, said point being also in the center of a driveway; thence with the center of said driveway, South 22 deg 26 min 45.3 sec East 60.86 feet to a point in the easterly line of said Lot 90; thence with the easterly line of said Lot 90, North 10 deg 10 min East (called North 12 deg 00 min East in Sharp's deed hereinbelow set out) 9.28 feet to a point; thence along a line 5.0 feet from and parallel to the said centerline of said driveway, north 22 deg 26 min 45.3 sec West 56.15 feet to a point in the easterly margin of said Drive and with a curve to the right (whose radius is 337.6') southwardly 5.86 feet to the beginning, together with a slope easement (1.5' horizontal for each 1.0' vertical) along the margin of said driveway for the purpose of maintaining said driveway shoulders.

Parcel Two: Beginning at appoint in the northerly corner of a triangular parcel conveyed by the John S. Zelenik and wife Mary R. Zelenik to Kelber B. Dunklin, et ux Patricia D. Dunklin, by deed of record in Book 4440, Page 663, said Register's Office Davidson County, Tennessee, said point being in the center of a driveway and also being the same point as the terminus of the first call in Tract Four, Parcel One above; thence with the center of said driveway, South 25 deg 35 min 12 sec East 114.62 feet to a point, the southeasterly corner of the said tract conveyed by Sharp to Dunklin; thence with Sharp's southerly line, Zelenik's northerly line, South 68 deg 00 min East 7.41 feet to a point; thence along a line 5.0 feet from and parallel to the centerline of said driveway, North 25 deg 35 min 12 sec West 119.87 to a point and continuing 5.0 feet from and parallel to said driveway centerline North 20 deg 36 min 45.7 sec West 7.59 feet to a point in Sharp's westerly line, being also the easterly line of said Lot 90, hereinabove referred to, being also the terminus of the second call of Tract One, above; thence with said line, South 12 deg 00 min West (called South 10 deg 10 min West on said Laurel Ridge Subdivision Plan) 9.28 feet to the beginning together with a slope easement (1.5' horizontal for each 1.0' vertical) along the margin of said driveway for the purpose of maintaining said driveway shoulders.

Being the same properties conveyed by Quitclaim Deed of record in Instrument No. 20230421-0029626, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Emerald Burns, do hereby make oath that I am a licensed attorney and/or the custodian of 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 March 29, 2024 (date of document).

Emerald Burns
Affiant Signature

April 3, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07-07-2025

NOTARY'S SEAL

