Karen Johnson Davidson County
Batch# 1129537 DEEDQC
05/01/2024 11:40:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240501-0031796

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

CHARLES NELSON IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 1st day of May, 2024.

Notary Public

My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Deborah Wallace Craig, Trustee 206 Paddock Lane Nashville, Tennessee 37205	SAME	Davidson County: 116 14 0 049.00 Williamson County: Map 065, Parcel 033.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Deborah Wallace Craig,** hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to

certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Deborah Wallace Craig, Trustee of the Deborah Wallace Craig Living Trust, established by the Revocable Trust Agreement of Deborah Wallace Craig dated May 1, 2024,** and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 1st day of May, 2024.

Deborah Wallace Craig

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Wallace Craig, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 1st day of May, 2024.

My Commission Expires:

CHARLES NELSON V
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Descriptions

Davidson County:
116 14 0 049.00 – 206 Paddock Lane, Nashville, Tennessee 37205

Land in Davidson County, Tennessee, being Lots Nos. 30 and 31 on the Map of Belle Meade as of record in Plat Book I 130, page 3, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Deborah Wallace Craig by deed from Neely B. Coble, IV, of record as Instrument No. 20090515-0044984, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Current year's State and County taxes, which have been assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 1130, page 3, Register's Office for Davidson County, Tennessee.

This is improved property known as 206 Paddock Lane, Nashville, Tennessee 37205.

Williamson County:
Map 065, Parcel 033.00 – 5475 & 5485 Waddell Hollow Road, Franklin, Tennessee 37064

Tract 1
Land located in the 6th Civil District of Williamson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin located at the southeast corner of the George W. Owens property; said point being in the northerly line of the Paul H. Pearre property and being the southwest corner of the herein described land; thence with Owen's line as follows: N 16° 06' W a distance of 612.50 feet to an iron pin; N 72° 10' E a distance of 264.00 feet to an 36" beech tree; N 10° 37' W a distance of 1311.00 feet to an iron pin; N 3° 38' Ea distance of 511.50 feet to an iron pin; N 87° 58' W a distance of 242.42 feet to an iron pin located at a corner of the William Spivey property; thence with Spivey's line N 4° 39' Ea distance of 1121.41 feet to an iron post at a corner of the Justin Niebank property and the Lou Ellen Nordholt Bramwell property; thence with Bramwell southerly line S 87° 49' Ea distance of 974.76 feet to an iron post at a corner of the Justice Hyde, Sr. property; thence with Hyde's southerly line S 83° 33' W a distance of 588.48 feet to an 24" oak stump at a corner of the Arnold Haber, Jr. property; thence with Haber's line S 79° 51' Ea distance of 228.09 feet to and iron pin at a corner of the Haber property; thence with Haber and Albert Hunt's line S 2° 59' W a distance of 3266.25 feet to a point; thence leaving Hunt's line N 87° 12' W a distance of 353.80 feet to a rock located at the northeast corner of the Paul H. Pearre property; thence with Pearre's northerly line as follows: N 89° 59' W a distance of 354.75 feet to an iron pin; S 74° 38' W a distance of 649.17 feet to the point of beginning containing 123.38 acres more or less according to a survey performed by Ronny G. Brown Surveying, RLS No. 763, Franklin, TN., dated March 24, 1995.

ALSO CONVEYED IS A 50-FT. ACCESS AND UTILITY EASEMENT ALONG THE NORTHERLY LINE OF THE 13.50 ACRE TRACT OF LAND WITH THE NORTHERLY LINE OF THE EASEMENT DESCRIBED AS FOLLOWS:

Beginning at the northeast corner of the 13.50 acre tract of land; thence with the northerly line as follows: N 55° 49' W a distance of 257.33 feet to a point; N 59° 06' W a distance of 509.79 feet to a point; N 58° 29' W a distance of 284.80 feet to a point; N 60° 34' W a distance of 264.87 feet to a point; N 57° 28' W a distance of 298.00 feet to a point; N 51° 26' W a distance of 480.85 feet to a point; located at the northwest corner of the 13.50 acre tract of land and being the end of the easement.

Tract 2
A certain tract or parcel of land situated in the Sixth (6th) Civil District of Williamson County, Tennessee and being more particularly described as follows:

Beginning at a rock located at the northeast corner of the Paul H. Pearre property; said rock being in the southerly line of the J. O. Caldwell property and the northwest corner of the herein described land; thence with Caldwell southerly line S 87 deg. 12' Ea distance of 353.80 feet to a point in the westerly line of the Albert Hunt property; thence with Hunt's line S 2 deg. 59' W a distance of 471.72 feet to an iron pin in the northerly line of the J. O. Caldwell property; thence with Caldwell's

northerly line N 51 deg. 26' W a distance of 480.85 feet to a 36" beech tree in the easterly line of the Pearre property; thence with Pearre line N 17 deg. 00' E a distance of 161.00 feet to the point of beginning containing 2.73 acre more or less according to a survey performed by Ronny G. Brown Surveying, RLS No. 763, Franklin, TN, dated March 24, 1995.

ALSO CONVEYED IS A 50 FT. WIDE PERPETUAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES GRANTED TO DAVID G. McCLELLAN BY PAUL H. PEARRE ET UX. ET AL. AS SHOWN IN BOOK 1286, PAGE 900, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, SAME TO EXTEND 25' ON EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS:

Beginning at a point located in the easterly line of the Pearre property, said point being S 17° 00' W, a distance of 187.88 feet from the northeast corner of the Pearre property; thence N 36° 06' W, a distance of 92.47 feet to a point; thence N 47° 43' W a distance of 60.47 feet to a point; thence N 60° 54' W a distance of 132.26 feet to a point located in the northerly line of the Pearre property, said point being the end of the easement and being N 89° 59' W a distance of 269.75 feet from the northeast corner of the Pearre property, same being in accordance with a survey of Ronny Brown dated the 15th day of March, 1995.

Being the same property conveyed to Deborah Wallace Craig by deed from David G. McClellan, of record in Book 1965, page 862, Register's Office for Williamson County, Tennessee.

Tract 1 is subject to: (1) right-of-way easement granted to Williamson County by instruments of record in Book 90, page 239 and Book 90, page 240, Register's Office of Williamson County, Tennessee; (2) the flow and overflow of those creeks running along or through the subject property, and the rights of others to the waters of said creeks; (3) Declaration of Taking by TVA of record in Book 147, page 405, said Register's Office; (4) Judgment of TVA of record in Book 154, page 79, said Register's Office; Final Decree of record in Book 1589, page 434, said Register's Office; and (5) subject to any existing rental contract.

Both Tracts are subject to: (1) Current year's State and County taxes, which have been assumed by the Grantees; (2) All matters shown on survey performed by Ronny G. Brown Surveying, RLS #763, dated March 24, 1995; and (3) Applicable building and zoning regulations; and all existing highway, roadway and utility easements.

This is improved property known as 5475 & 5485 Waddell Hollow Road, Franklin, Tennessee 37064.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 5/1/24.

5/1/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of May, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

