THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch # 1130445 DEEDQC
05/02/2024 04:21:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240502-0032424

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #
EDDIE W. McCULLAR and LAURA T. McCULLAR, Co-Trustees 421 Prestwick Ct. Nashville, TN 37205	SAME	09613016200

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, EDDIE W. McCULLAR and LAURA T. McCULLAR, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto EDDIE W. McCULLAR and LAURA T. McCULLAR, CO-TRUSTEES OF THE McCULLAR COMMUNITY PROPERTY TRUST dated April 24, 2024, their successors and assigns ("GRANTEES"), all of GRANTORS' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS our hands this 24th day of April, 2024.

Eddie W. McCullar
EDDIE W. McCULLAR

Laura T. McCullar
LAURA T. McCULLAR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared EDDIE W. McCULLAR and LAURA T. McCULLAR, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, this 24th day of April, 2024.

NOTARY PUBLIC

My Commission Expires:

7/7/25

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

EXHIBIT A

A tract of land, being shown as Parcel 162 on Davidson County Tax Map 96-13 and being shown as Parcel 162 and Parcel 182 on the Deed from Loretta Lynn's Western Stores, Inc., a Tennessee Corporation to Michael Coulter Smith, Trustee of Land Trust 435 as recorded in Deed Book 9863 Page 389 and 390, situated in the First Civil District of Davidson County, Tennessee and described according to an unrecorded survey by John D. McCormick, Tennessee RLS Number 674, dated, August 20, 2002, and revised October 5, 2002, as follows:

Beginning at an existing concrete monument in the Easterly margin of Donelson Pike, said point being the Northwest corner of the "Donelson Square Subdivision" as recorded in Plat Book 4955, Page 80 and being the Southwesterly corner of the property herein described. Thence along the Easterly margin of Donelson Pike along a slight curve to the right with a radius of 1392.40 feet a distance of 105.38 feet to an existing iron rod; thence South 83 deg 13 min 05 sec East a distance of 200.00 feet to an existing iron rod; thence South 8 deg 01 min 21 sec West a distance of 30.00 feet to a new iron rod; thence South 5 deg 46 min 56 sec West a distance of 64.52 feet to an existing iron rod; thence North 86 deg 19 min 46 sec West a distance of 200.31 feet to the point of beginning and containing 20.024 square feet more or less.

Being the same property conveyed to Eddie W. McCullar and wife Laura T. McCullar by deed of record in instrument number 20021101-0134287, Register's Office, Davidson County, Tennessee.

Said improved property is known as 455 Donelson Pike, Nashville, TN 37214.