Karen Johnson Davidson County
Batch# 1142701 DEEDQC
06/04/2024 10:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240604-0041578

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Tax Parcel ID No.
John Bunge The Bellwether Trust u/a/d April 27, 2022 1220 Chickering Road, Nashville, TN 37215	Same	130-14-012.00

This instrument prepared by: HOLLAND & KNIGHT, LLP, c/o John Bunge, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2024.

LISA C. MCNATT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/08/2028
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 03.08.2028

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, **RICHARD A. JOHNSON, FORMER TRUSTEE OF THE BELLWETHER TRUST U/A/D APRIL 27, 2022** ("Grantor"), does hereby quitclaim and convey unto **JOHN BUNGE, TRUSTEE OF THE BELLWETHER TRUST U/A/D APRIL 27, 2022** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a parcel of land in the City of Belle Meade, Second Civil District, Thirty-Fourth Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee located on the Easterly side of Chickering Road, South of Herbert Place and being more particularly described according to a survey dated March 2, 1993, prepared by Barge, Waggoner, Sumner, and Cannon, 162 Third Ave. No., Nashville, Tennessee, File No. 4925-46, Tenn. Lie. No. 1487, as follows:

Beginning at an iron pin in the Easterly right-of-way line of Chickering Road, said iron pin being Southerly 967 feet more or less from the Southerly right-of-way line of Herbert Place;

Thence, with said Easterly right-of-way line N 10 degrees 00 minutes East, 348.06 feet to an iron pin;

Thence, leaving said right-of-way line with the Southerly line of Lot No. 1 as shown on the Plan of Resubdivision of Part of Blocks "H" and "I" on the Plan of Belle Meade No. 2, as of record in Plat Book 4675, page 123, Register's Office for Davidson County, Tennessee, South 86 degrees 50 minutes East, 1093.77 feet to an iron pin.

Thence, leaving said line with the Westerly line of property conveyed to Cornelia S. Cargile and L.B. Stevens, Jr. et ux, by deed of record in Book 5853, page 813, Register's Office for Davidson County, Tennessee, South 3 degrees 15 minutes West, 350.00 feet to an iron pin in the Northerly line of property conveyed to George N. Bullard, et ux, by deeds of record in Book 939, page 276 and Book 1149, page 610, Register's Office for Davidson County, Tennessee;

Thence, with said line North 86 degrees 36 minutes West, 1,134.70 feet to the point of beginning.

Containing 387,568 square feet or 8.90 acres, more or less.

Being the same property conveyed to Richard A. Johnson, Trustee of the Bellwether Trust u/a/d April 27, 2022 from Residential Tech LLC, a Tennessee limited liability company by Warranty Deed of record in Instrument No. 20220429-0050234, Register's Office for Davidson County, Tennessee, dated April 27, 2022 and recorded on April 29, 2022.

This is improved property commonly known as: 1220 Chickering Rd, Nashville, TN 37215.

[*Signature page follows*]

IN WITNESS WHEREOF, the Grantor has executed this instrument this the 3rd day of June, 2024.

Richard A. Johnson, Former Trustee of the Bellwether Trust u/a/d April 27, 2022

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 Richard A. Johnson, former Trustee of the Bellwether Trust u/a/d April 27, 2022, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 3rd day of June, 2024.

NOTARY PUBLIC
My Commission Expires: 1/6/25

D.E. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2025

Tennessee Certification of Electronic Document

I, Ashley Robles, 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 June 3, 2024 (date of document).

Ashley Robles
Affiant Signature

June 4, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of June, 2024.

Linda J. Boggess
Notary's Signature

MY COMMISSION EXPIRES: 3-3-2026

NOTARY'S SEAL

