Karen Johnson Davidson County
Batch# 1149868 DEEDQC
06/24/2024 02:45:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240624-0046935

THIS INSTRUMENT PREPARED BY: Michael R. Griffin **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me this 21st day of June, 2024. Notary Public My Commission Expires: 1-11-26

LYNNE B. JERVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN. 11, 2026

QUITCLAIM DEED

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
MCR Family Trust 1517 Naples Avenue Nashville, TN 37207	New Owner	03200006100

KNOW ALL PERSONS by these presents that **George R. McReynolds et ux Elaine A. McReynolds** (collectively the "Grantors"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise, quitclaim and give unto the **MCR Family Trust U/A/D July 25, 2013** (the "Grantee"), all of Grantors right, title, and interest

in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein.

This is unimproved property known as 0 Hunters Lane, Nashville, TN 37207.

This quitclaim is subject to such limitations, restrictions, and encumbrances as may affect the premises.

{Signature page to follow}

WITNESS my hand effective this 21st day of June, 2024.

Elaine A. McReynolds

George R. McReynolds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELAINE A. MCREYNOLDS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 1-11-26

LYNNE B. JERVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 11, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE R. MCREYNOLDS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 1-11-26

LYNNE B. JERVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 11, 2026

EXHIBIT A

PROPERTY DESCRIPTION

Property located on the South side of Hunters Lane near the intersection of Brick Church Pike, in the 3rd Councilmanic District of Davidson County, Tennessee. Being shown as parcel 61.00 on Davidson County Property Map 32. Being more particularly described according to a survey by William E. Crenshaw, TN, R.L.S. #2395, d.b.a. Crenshaw Land Surveying, P.L.L.C., dated November 17, 2015, as follows:

BEGINNING at an iron pin set in the southerly right-of-way of Hunters Lane at the Northeast corner of the herein-described tract. Said pin being the Northwest corner of the Gloria Estelle McCool Martin, Trustee property of record in Instrument No. 20021030-0132807, R.0.D.C., TN. Thence, from said POINT OF BEGINNING, leaving the right-of-way of Hunters Lane, with the westerly line of Martin, and then with the westerly line of the Woodrow Bell property of record in D.B. 5925, Pg. 908, R.0.D.C., TN., and generally with an old fence, S 09°56'20" W - 473.47' to an existing iron pin at the Southwest corner of Bell and the Northwest corner of the Patricia W. McWhirter property of record in D.B. 5944, Pg. 413, R.0.D.C., TN. Thence with the line of McWhirter, passing the end of Naples Ave, and with the line of the Tracy D. Coleman property of record in Inst. No. 20041201-0142935, R.0.D.C., TN., S 09°53'51" W - 520.79' to an iron pin set at a fence corner; Being the Northeast corner of the David T. Parrish property of record in D.B. 8279, Pg. 19, R.0.D.C., TN. Thence, with the northerly line of Parrish, and generally with an old fence, N 83°51'01" W - 408.99' to an existing axle at a fence corner. Said axle being the Northeast corner of the Davidson Academy property of record in Inst. No. 20030709-0094675, R.0.D.C., TN. Thence, with the line of Davidson Academy, and generally with an old fence, N 81°51'34" W - 60.39' to a fence corner post; Thence N 38°35'53" W - 939.66' to a 36" Hackberry in the fence; Thence N 35°41'03" W - 217.94' to an existing fence post; Thence N 21°53'25" W – 349.12', to an existing iron pipe at a fence corner. Said pipe being the Southeast corner of the Albert Powell property of record in Inst. No. 20020521-0061773, R.O.D.C., TN. Thence, with the line of Powell, N 21°53'25" W - 283.37' to an iron pin set in the Southerly right-of-way of Hunters Lane. Thence, along the southerly right-of-way of Hunters Lane, 25 feet from the centerline, S 77°41'57" E - 145.12' to a point; Thence with a curve left having a chord bearing of S 88°13'30" E - 155.43', a radius of 477.27' and an arc length along said curve of 156.12' to a point; Thence N 83°27'38" E - 34.75' to an iron pin set at the Northwest corner of Lot 1 as shown on the plat of Melvin Scott Lot of record in Inst. No. 20001003-0097737, R.0.D.C., TN. Thence, leaving the right-of-way of Hunters Lane, with the Melvin Scott Lot the following 5 calls: S 27°31'24" W - 66.58 to an existing iron pin; Thence S 12°51'37" E - 354.21' to an iron pin set; Thence N 68°17'38" E - 139.01' to an iron pin set; Thence N 08°06'45" W - 182.78" to an iron pin set; Thence N 15°24'08" W - 190.41' to an iron pin set in the southerly right-of-way of Hunters Lane; Thence along said right-of-way, N 83°30'41" E - 102.02' to a point; Thence with a curve right having a chord bearing of N 85°42'58" E - 81.45, a radius of 1025.57' and an arc length along said curve of 81.47' to an iron pin set at the Northwest corner of Lot 1 of the Dolly Keene Property of record in Inst. No. 20011211-0136450, and revised in Inst. No. 20040611-0069477 and Inst. No. 20061026-0132724, R.0.D.C. TN. Thence, leaving the right-of-way of Hunters Lane with the Dolly Keene Property for the following 4 calls: S 27°56'49" W - 161.30' to an iron pin set; Thence S 01°11'01" W - 87.76" to an iron pin set; Thence S 62°01'36" E - 405.56' to an existing iron pin; Thence

N 27°55'28" E - 282.33' to an existing iron pin in the southerly right-of-way of Hunters Lane. Thence, along said right-of-way, with a curve right having a chord bearing of S 51°23'20" E - 110.35', a radius of 425.00 and an arc length along said curve of 110.66' to a point; Thence S 44°12'08" E - 113.46' to a point; Thence with a curve left having a chord bearing of S 46°48'14" E - 152.06', a radius of 1675.00' and an arc length along said curve of 152.12' to a point; Thence S 49°24'20" E - 100.17' to a point; Thence with a curve left having a chord bearing of S 69°15'34" E - 220.76', a radius of 325.00' and an arc length along said curve of 225.24' to the POINT OF BEGINNING, containing 28.944 acres more or less.

Being the same property conveyed to Elaine A. McReynolds and George R. McReynolds, wife and husband, by deed from J.B. Keene, Cecile Williams Spann and Jennifer Dianne Spann of record as Instrument No. 20151130-0120239, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record as Instrument No. 20160617-0061875, said Register's Office.

True Copy Certification

I, Michael R. Griffin, 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 21, 2024.

Affiant Signature

Date: June 21, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of June, 2024.

Lynne B. Jervis
Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

