Karen Johnson
Batch # 1168479
08/13/2024 11:25:44 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20240813-0061156

# QUITCLAIM DEED

| Address New Owner as Follows: | Send Tax Bills To: | Map-Parcel No. |
|---|---|---|
| Elliott G. Smith, Trustee, and<br>Elliott G. Smith, Trustee<br>114 Bellebrook Circle<br>Nashville, Tennessee 37205 | Elliott G. Smith, Trustee<br>c/o Horrell Company<br>3030 Sidco Drive<br>Nashville, TN 37204 | Map/Parcel<br>119 10 0 242.00 |

This instrument prepared by: Holland & Knight LLP, Aaron Flinn, 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

MARY STEINKAMP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 18 day of July, 2024.

NOTARY PUBLIC
My Commission Expires: May 3, 2027

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, SARA DARBY SMITH and THOMAS MICHAEL HORRELL (collectively, "Grantors") do hereby quitclaim and convey unto ELLIOTT G. SMITH, TRUSTEE OF THE SARA DARBY SMITH IRREVOCABLE TRUST AGREEMENT DATED APRIL 8, 2022, as to an undivided 50% interest, and ELLIOTT G. SMITH, TRUSTEE OF THE THOMAS HORRELL IRREVOCABLE TRUST AGREEMENT DATED APRIL 8, 2022, as to a 50% undivided interest, to be held as tenants-in-common ("Grantees"), their successors and assigns, all of their right, title and interest in and to the following land located in Davidson County, Tennessee:

See Exhibit A attached hereto and incorporated herewith.

Being the same property conveyed to Sara Darby Smith and Thomas Michael Horrell, as tenants in common, by deed from Stephen H. Horrell and Fred T. Horrell, by General Warranty Deed of record as Instrument No. 20221216-0130368, said Register's Office, as corrected by Instrument of Correction of record as Instrument No. 20240129-0006223, said Register's Office.

This is improved property known as 2832-A Logan Street, Nashville, TN 37211.

IN WITNESS WHEREOF, Grantors have executed this instrument this _____ day of _____, 2024.

GRANTORS:

Sara Darby Smith

Thomas Michael Horrell

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 Sara Darby Smith, 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 and seal, at office in Nashville, Tennessee, this the 9th day of July, 2024.

NOTARY PUBLIC

My Commission Expires: November 8, 2027

JOHN DAVID CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN DIEGO )

On JUN. 28, 2024 before me, JAE H LEE, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared THOMAS MICHAEL HORRELL,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JAE H. LEE
COMM. # 2395391
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. MAR. 1, 2026

Signature Lee, Jae H. (Seal)

## EXHIBIT A

Land situated in Nashville, Davidson County, Tennessee and being described according to the As-Built Survey of the Horrell Refrigeration Property, Logan Street by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., TN RLS #1728, dated October 5, 2005, updated February 14, 2023 as File Number 25119, as follows to wit

BEGINNING AT AN IRON PIN ON THE WESTERLY MARGIN OF LOGAN STREET (AT THE NORTHERN TERMINUS OF THE PUBLIC RIGHT-OF-WAY OF LOGAN STREET) AND THE EASTERLY SIDE OF THE MCKNIGHT PROPERTY, AS OF RECORD IN BOOK 7273, PAGE 149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(1) THENCE N07°16'36"E, 87.57 FEET TO AN IRON PIN;
(2) THENCE S82°17'48"E, 621.64 FEET TO AN IRON PIN;
(3) THENCE S06°27'53"W, 210.00 FEET TO AN IRON PIN;
(4) THENCE N82°17'44"W, 426.48 FEET TO AN IRON PIN;
(5) THENCE N07°36'29"E, 126.55 FEET TO AN IRON PIN;
(6) THENCE N83°30'00"W, 198.88 FEET TO THE POINT OF BEGINNING, CONTAINING 106,118.68 SQUARE FEET OR 2.44 ACRES.

Together with beneficial easement rights for ingress and egress over and across the following described property:

BEGINNING AT AN IRON PIN ON THE WESTERLY MARGIN OF LOGAN STREET (AT THE NORTHERN TERMINUS OF THE PUBLIC RIGHT-OF-WAY OF LOGAN STREET) AND THE EASTERLY SIDE OF THE MCKNIGHT PROPERTY, AS OF RECORD IN BOOK 7273, PAGE 149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(1) THENCE N07°16'36"E, 87.57 FEET TO AN IRON PIN;
(2) THENCE N07°16'36"E, 22.23 FEET TO AN IRON PIN;
(3) THENCE N84°58'00"W, 108.44 FEET TO AN IRON PIN;
(4) THENCE N08°43'28"E, 11.37 FEET TO A POINT;
(5) THENCE N85°21'57"W, 111.07 FEET TO A POINT;
(6) THENCE N87°05'25"W, 30.24 FEET TO A POINT;
(7) THENCE N88°04'15"W, 40.58 FEET TO A POINT;
(8) THENCE N89°19'53"W, 26.50 FEET TO A POINT;
(9) THENCE N90°00'00"W, 22.78 FEET TO A POINT;
(10) THENCE N79°10'05"W, 21.81 FEET TO A POINT;
(11) THENCE N69°17'54"W, 25.33 FEET TO A POINT;
(12) THENCE N57°42'04"W, 17.61 FEET TO A POINT;
(13) THENCE N87°27'08"W, 17.89 FEET TO A POINT;
(14) THENCE S80°19'08"W, 12.64 FEET TO A POINT;
(15) THENCE S75°02'19"W, 13.52 FEET TO A POINT;
(16) THENCE S63°03'10"W, 18.66 FEET TO A POINT ON THE EASTERN MARGIN OF FOSTER AVENUE;
(17) THENCE WITH THE RIGHT-OF-WAY OF FOSTER AVENUE, N24°04'38"W, 46.62 FEET TO A POINT;
(18) THENCE LEAVING THE EASTERN MARGIN OF FOSTER AVENUE, N78°23'44"E, 70.19 FEET TO A POINT;

(19) THENCE S62°15'45"E, 51.08 FEET TO A POINT;
(20) THENCE S79°12'54"E, 58.58 FEET TO A POINT;
(21) THENCE N89°59'12"E, 108.74 FEET TO A POINT;
(22) THENCE S84°25'41 "E, 334.30 FEET TO A POINT;
(23) THENCE S06°09'40"W, 71.95 FEET TO A POINT;
(24) THENCE S82°17'48"E, 488.46 FEET TO AN IRON PIN;
(25) THENCE S06°27'53"W, 89.56 FEET TO A POINT;
(26) THENCE N82°19'59"W, 424.08 FEET TO A POINT;
(27) THENCE N07°36'29"E, 6.41 FEET TO AN IRON PIN;
(28) THENCE N83°30'00"W, 198.88 FEET TO THE POINT OF BEGINNING, CONTAINING 82,241.98 SQUARE FEET OR 1.89 ACRES.