File: 20242079CTN
Prepared by:
Fidelity National Title Insurance Company
6840 Carothers Parkway, Suite 200
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1188164 DEEDQC
10/01/2024 08:00:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20241001-0075726

Grantee's Address:	Send Tax Bills To:	Map Parcel No.:
The O Jocelyn Hills Road Trust	Same	129-06-0-003.00
7816 Berger Avenue		129-06-0-007.00
Playa Del Rey, CA 90293		129-06-0-021.00
		129-06-0-030.00

QUITCLAIM DEED

IN CONSIDERATION OF ONE ($1.00) DOLLAR and other valuable considerations paid, the receipt of all of which is hereby acknowledged: **Adam I. Beatty and Lendy A. Beatty, Co-Trustees of the Beatty Living Trust dated October 23, 2008, which is now known as the O. Jocelyn Hills Road Trust dated October 23, 2008**, Grantors, hereby transfer, convey and forever quitclaim unto **Adam I. Beatty and Lendy A. Beatty, Co-Trustees of the O. Jocelyn Hills Road Trust dated October 23, 2008,** Grantee, all our right, title, and interest in and to the real estate described on the **Exhibit "A"** attached hereto, together with all the easements and appurtenances thereunto belonging.

TAXES for the year 2024 are to be assumed by the grantee(s).

WITNESSETH the same unto the said **Adam I. Beatty and Lendy A. Beatty, Co-Trustees of the O. Jocelyn Hills Road Trust dated October 23, 2008**, Grantee, their heirs and assigns.

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WITNESS my hand this 27th day of September, 2024.

The Beatty Living Trust n/k/a
The O. Jocelyn Hills Road Trust
Dated October 23, 2008

By: Adam I. Beatty, Trustee

By: Lendy A. Beatty, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of September, 2024, before me personally appeared Adam I. Beatty and Lendy A. Beatty, as Trustees of the **Beatty Living Trust dated October 23, 2008, which is now known as the O. Jocelyn Hills Road Trust dated October 23, 2008**, Grantor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed on behalf of such trust.

10/04/27
My commission expires:

NOTARY PUBLIC

MARY K MOYICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 04, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $0.00.

Subscribed and sworn to before me this 24th day of September, 2024.

AFFIANT

10/4/27

My commission expires:

NOTARY PUBLIC

MARY K MOYICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 04, 2027

Exhibit "A"

Jocelyn Hills

Beginning at a concrete monument (old) on the Westerly margin of Baskin Drive, said monument being the Northeast corner of lot 937, revised plan, West Meade Farms, Section 12 (Book 3106, Page 22 R.O.D.C., TN.) at the common front corner of lot 936, West Meade Farms, Section 12 (Book 2331, Page 111 R.O.D.C., TN.) owned by Wayne Batten & Charles Sullivan, II (instrument # 20000707-0067338 R.O.D.C., TN); thence with said Westerly margin of Baskin Drive with a curve to the right having a radius of 228.70 feet, a chord bearing and distance of South 27 degrees 36 minutes 25 seconds East 145.24 feet for an arc length of 147.79 feet to a concrete monument (old); thence South 09 degrees 10 minutes 43 seconds East 160.12 feet to an iron rod (new); thence with a curve to the right having a radius of 25.00 feet a chord bearing and distance of South 19 degrees 31 minutes 55 seconds West 24.02 feet for an arc length of 25.05 feet to an iron rod (new); thence with a curve to the left having a radius of 40.00 feet a chord bearing and distance of South 31 degrees 13 minutes 20 seconds East 78.65 feet, passing the front corner of said Lot 937 and Lot 939 of said revised plan of West Meade Farms, Section 12 for an arc length of 110.95 feet to an iron rod (new) at the Southerly terminus of said Baskin Drive in the center of a 50 foot wide ingress egress easement known as Jocelyn Hills Road at a corner to the Dennis Johnson and Fletcher Foster Land (Instrument# 20090904-0083590 R.O.D.C., TN) known as Tract 1 of the Allen Cargile Property; thence with said tract 1 South 38 degrees 04 minutes 26 seconds East 115.00 feet to an survey nail (old); thence North 82 degrees 40 minutes 29 seconds East 232.86 feet to an iron rod (old) at the Northwest corner of the Bradley and Rachel Kaiser Land (Instrument# 20140130-0008458 R.O.D.C., TN) known as Tract 2 of the Allen Cargile Property; thence with said Tract 2 South 07 degrees 19 minutes 31 seconds East, passing the Northerly margin of a 50 foot wide ingress/egress easement for a total distance of 313.36 feet to an iron rod (old) in the Southerly margin of said ingress easement at the common corner of lot 119 and 120, West Meade Park, Inc., Section One (Book 2900, Page 103 R.O.D.C., TN) said Lot 119 being owned by Jonathan E. Miller (Book 9124, Page 754 R.O.D.C., TN) , said Lot 120 being owned by Paul Dokecki (Instrument# 200608080097144 R.O.D.C., TN); thence with the Northerly line of said Lot 119 South 67 degrees 40 minutes 43 seconds West 87.01 feet to an iron rod (new) at the Northeast corner of Lot 138, West Meade Park, Section 4 (Book 3300, Page's 68 and 69 R.O.D.C., TN); thence with the line between said Lot 138 and 119 South 01 degrees 00 minutes 04 seconds East 71.00 feet to an iron rod (new) at a corner to lot 137 of said West Meade Park, Section 4 owned by Mary P. Chappell (Instrument# 20010918-0101161 R.O.D.C.,TN.); thence with the line between said lot 137 and 138 South 39 degrees 37 minutes 46 seconds West 376.12 feet to an iron rod (new) on the Northerly cul-de-sac margin of Ellwood Drive; thence with said Northerly margin of Ellwood Drive with a curve to the left having a radius of 50.00 feet a chord bearing and distance of N 74 degrees 42 minutes 49 seconds West 91.14 feet for an arc length of 114.67 feet to an iron rod (new) at the common front corner of said Lot 138 and of the part of Lot 145 of said West Meade Park, Section 4 owned by Griffith B. Haber (Book 5468, Page 815 R.O.D.C., TN.); thence leaving said Ellwood Drive with the line between Lot 138 and 145 N 30 degrees 33 minutes 27 seconds West 248.40 feet

to an iron rod (new) at said Haber's Northeast corner; thence continuing with said Haber South 74 degrees 25 minutes 43 seconds West 177.57 feet to an iron rod (old) at the common corner of Lot 151 and 153 of said West Meade Park, Section 4, said lot 151 being owned by Leonard Bickman (Book 7086, Page 257 R.O.D.C., TN); thence with the line between said Lot 151 and 153 South 20 degrees 57 minutes 11 seconds West, passing a 20 foot wide road easement that leads to an easement for water tank for a total distance of 428.83 feet to an iron rod (old) on the Northerly cul-de-sac margin of Ormond Drive; thence with said Northerly margin with a curve to the left having a radius of 50.00 feet a chord bearing and distance of South 81 degrees 09 minutes 24 seconds West 50.42 feet for an arc length of 52.84 feet to an iron rod (new) at a corner to Lot 159 of-said West Meade Park, Section 4 owned by Michael T. Hayes (Book 4886, Page 307 R.O.D.C., TN.); thence leaving said Ormond Drive with the line between said Lots 153 and 159 North 38 degrees 17 minutes 54 seconds West 428.04 feet to an iron rod (old) in the Southerly line of Lot 916 of West Meade Farms, Section 11 (Book 2331, Page 103 R.O.D.C., TN) owned by Frank J. Steiner and Nida Steiner (Instrument# 20071219-0145530 R.O.D.C., TN.); thence with said Lot 916 North 50 degrees 05 minutes 22 seconds East 48.60 feet to an iron rod (old); thence North 63 degrees 54 minutes 26 seconds East 93.01 feet to an iron rod (old) at the Southwest corner of Lot 917 of said West Meade Farms, Section 11 owned by William H. Yancey, Jr. (Book 6469, Page 136 R.O.D.C., TN); thence with said Lot 917 North 67 degrees 17 minutes 26 seconds East 166.68 feet to an iron rod (old); thence North 73 degrees 20 minutes 13 seconds East 9.95 feet to an iron rod (old) at the Southeast corner of said Lot 917 at the Southwest corner of said 50 foot wide ingress/egress easement; thence with the Easterly line of said Lot 917 North 48 degrees 46 minutes 17 seconds West, passing the Northwest corner of said 50 foot wide ingress/egress easement for a total distance of 403.13 feet to an iron rod (new) at the Southwest corner of the part of lot 918, West Meade Farms, Section 11 owned by Nancy Burkhalter Hayden (Instrument# 20021008-0122955 R.O.D.C., TN); thence with said Hayden North 41 degrees 33 minutes 05 seconds East 157.61 feet to an iron rod (new) in the Westerly line of lot 919 of said West Meade Farms, Section 11 owned by Kristen A. Hall (Instrument# 20060822-0103321 R.O.D.C., TN); thence with said Hall South 48 degrees 45 minutes 40 seconds East 193.02 feet to an iron rod (old) at the Southwest corner of said Lot 919 in the Westerly line of said lot 937; thence with the line between said Lot 919 and 937 North 06 degree 56 minutes 15 seconds West 120.22 feet to the Northwest corner of said Lot 937 and the Southwest corner of said Lot 936; thence with the line between said Lot 936 and Lot 937 North 43 degrees 52 minutes 17 seconds East 706.11 feet to the point of beginning the described tract of land containing 17.59 acres more or less.

Less and Except Lot No. 138 on the Plan of West Meade Park, Section 4 of record in Plat Book 3300, Page 68 and 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam Beatty, Trustee of the Beatty Living Trust Dated October 23, 2008 by Deed of record in Instrument No. 20190802-0076734, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Will Rogers, 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 September 27, 2024 (date of document).

Affiant Signature

September 30, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30th day of September, 20 24.

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25