Karen Johnson Davidson County
Batch# 1199526 DEEDQC
10/31/2024 12:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241031-0084408

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| The Louis Anderson Green, III Legacy Trust u/a/d September 10, 2024<br>1908 Wedgewood Avenue<br>Nashville, Tennessee 37212 | Map/Parcel Nos. 118-080-050.00 | The Louis Anderson Green, III Legacy Trust u/a/d September 10, 2024<br>1908 Wedgewood Avenue<br>Nashville, Tennessee 37212 |
| This instrument prepared by: Michael B. Noble, Bradley Arant Boult Cummings LLP<br>1221 Broadway, Suite 2400, Nashville, Tennessee 37203 | | |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ROBERT C. VENABLE, an individual resident of the State of Tennessee (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to LOUIS ANDERSON GREEN, IV, AS TRUSTEE OF THE LOUIS ANDERSON GREEN, III LEGACY TRUST U/A/D SEPTEMBER 10, 2024 (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, if any, in and to certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 2324 Kline Avenue, Nashville, Tennessee 37211.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 30th day of October, 2024.

Notary Public
My Commission Expires: 11/4/2027

ERICA ALLYN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-04-2027

**IN WITNESS WHEREOF**, the Grantor has executed this Quitclaim Deed this 29 day of October, 2024.

GRANTOR:

Robert C. Venable

STATE OF Tennessee )
COUNTY OF Williamson )

Personally appeared before me, A. Scott Hubbard, the undersigned, a Notary Public in and for said County and State, the within named ROBERT C. VENABLE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Brentwood, Tennessee, this the 29 day of October, 2024.

A. Scott Hubbard
Notary Public

My Commission Expires:
10-21-28

SCOTT HUBBARD
NOTARY PUBLIC
TENNESSEE
COUNTY OF WILLIAMSON

## Exhibit A

Description of Property

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 359 on the Plan of Subdivision of Lot "A" in GRANDVIEW HEIGHTS, of record in Plat Book 161, Page 169, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod on the easterly right-of-way line of Kline Avenue at a corner common with TRH Property Management, LLC, as of record in Deed Instrument No. 20240502-0032109, at said Register's Office; Thence leaving the easterly right-of-way line of Kline Avenue with the southerly property line of TRH Property Management, LLC, North 68 deg 49 min 10 sec East, 149.99 feet to an iron rod set on the westerly right-of-way line of Alley No. 1840; Thence with the westerly right-of-way line of Alley No. 1840, South 20 deg 56 min 53 sec East, 48.25 feet to an iron rod set on the northerly right-of-way line of Melrose Avenue; Thence with the northerly right-of-way line of Melrose Avenue along a curve to the left with an arc length of 103.08 feet, the radius of which is 984.93 feet, the central angle of which is 05 deg 59 min 47 sec, the chord of which is South 71 deg 46 min 15 sec West, 103.03 feet to an iron rod set; Thence South 68 deg 46 min 22 sec West, 37.54 feet to an iron rod set; Thence North 71 deg 36 min 52 sec West, 12.33 feet to an iron rod set on the easterly right-of-way line of Kline Avenue; Thence with the easterly right-of-way line of Kline Avenue, North 20 deg 56 min 21 sec West, 35.12 feet to the point of beginning.

Being the same property conveyed to Robert C. Venable by Warranty Deed from John J. Fox and Shirley J. Fox, husband and wife, of record in Instrument No. 20211223-0169757 in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed by Robert C. Venable to Louis Anderson Green, IV, as Trustee of the Louis Anderson Green, III Legacy Trust u/a/d September 10, 2024 in the Special Warranty Deed of record in Instrument No. _202410310084407_ in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 10 / 29 / 2024

Bainbridge Dillion
Affiant Signature

Date: 10/ 30 / 2024

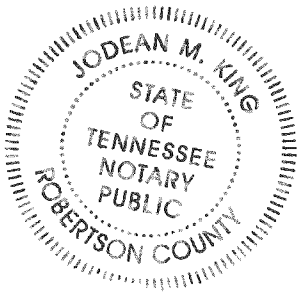
State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of October, 2024 .

Jodean M. King
Notary's Signature

Notary's Seal




My Commission Expires: 7/22/2025
Date: 10 / 30 / 2024