Karen Johnson Davidson County
Batch# 1202870 DEEDQC
11/08/2024 08:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241108-0087134

Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 6th day of November, 2024.

Notary Public

My commission expires: 7/7/25

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Walker G. Bloodworth, Trustee	**New Owner**	**Tract One: 077 00 0 018.00 (Davidson Co.)** **Tract Two: p/o 076-013.00 (Cheatham Co.)**
2617 Locust Street	**2617 Locust Street**	
Nashville, TN 37207	**Nashville, TN 37207**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, WALKER G. BL0ODWORTH, TRUSTEE OF THE WALKER G. BLOODWORTH LIVING TRUST DATED JUNE 2, 2022, hereinafter called "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto WALKER G. BL0ODWORTH, TRUSTEE OF THE WALKER G. BLOODWORTH LIVING TRUST DATED JUNE 2, 2022, hereinafter called "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tracts or parcels of land situated in Davidson County, Tennessee, and Cheatham County, Tennessee, to-wit:

TRACT ONE: Land in Davidson County, Tennessee, being more particularly described, as follows: Beginning at a point in the centerline of Cub Creek Road; said point serves as the northwest corner of the herein described tract and northeast corner of Rose A. Prock (DB 40305, pg. 25586); runs thence with the centerline of Cub Creek Road North 41 deg. 33 min. 44 sec. East 147.26 feet, North 69 deg. 32 min. 06 sec. East 230.51 feet, North 59 deg. 53 min. 45 sec. East 260.25 and North 79 deg. 55 min. 46 sec. East 110.26 feet to a point which serves as the northeast corner of the herein described tract and northwest corner of David Lee Snyder (DB 7724, pg. 629); thence, leaving the road with lines agreed to in a boundary line agreement (Dozier/Snyder) recorded as Instrument No. 20060718-0086744 South 00 deg. 42 min. 13 sec. East 26.39 feet to an iron pin set on the right of way of the road (25 feet from centerline at right angles) and continuing South 00 deg. 42 min. 13 sec. East 257.40 feet to a 1/2" pipe found with 1" pipe witness: thence South 89 deg. 57 min. 13 sec. East (passing a steel post set on line at 444.56 feet and a second steel post at an additional 89.82 feet) for a total distance of 660.08 feet to an iron pin set with steel post witness at a triple hickory tree; thence South 64 deg. 34 min. 33 sec. West 235.14 feet to an iron pin set on the southeast side of a 14" hickory snag in a fence: said pin serves as the southern terminus of the specific courses stated in the boundary line agreement; thence with the general meanders of a wire fence (which Dozier & Snyder agreed to serve as common boundary in the above

mentioned document) chord bearings and distances as follows: South 46 deg. 08 min. 06 sec. West 231.83 feet to a 20" hickory, South 10 deg. 13 min. 51 sec. West 194.69 feet to a 20" white oak, South 19 deg. 50 min. 51 sec. East 359.30 feet to a 8" sassafras, South 02 deg. 39 min. 50 sec. West 289.06 feet to a 12" hickory, South 17 deg. 43 min. 35 sec. East 209.85 feet to a 36" white oak, South 32 deg. 51 min. 18 sec. East 186.57 feet to a 24" mountain oak, South 02 deg. 57 min. 51 sec. West 312.29 feet to a 24" mountain oak, South 24 deg. 14 min. 58 sec. East 87.27 feet to a forked mountain oak, South 44 deg. 52 min. 16 sec. East 123.28 feet to a 6" hickory, South 62 deg. 13 min. 56 sec. East 269.48 feet to a 14" mountain oak, South 58 deg. 17 min. 40 sec. East 835.57 feet to a 20" white oak, South 32 deg. 52 min. 11 sec. East 371.81 feet to a 8" maple, and South 19 deg. 33 min. 18 sec. East 394.58 feet to an iron pin set at the eastern most corner of the herein described tract; said pin serves as the north corner of the eastern terminus of a narrow rectangular strip portion of Jean Sexton (DB 4972, pg. 251-also see Boundary Line Agreement- Dozier/Sexton in Instrument No. 20060718-0086743; said pin is located North 32 deg. 20 min. 12 sec. West 54.38 feet from a "T" shaped iron pin found at Snyder's southwest corner; runs thence with the west line of Sexton's rectangular strip South 46 deg. 21 min. 55 sec.; West 456.71 feet to a set iron pin, South 21 deg. 48 min. 31 sec. West 101.23 feet to a set iron pin and South 17 deg. 57 min. 50 sec. West 425.88 feet to an iron pin set in the centerline of an old road bed; thence with the centerline and still with Sexton as follows: North 67 deg. 59 min. 09 sec. West 246.62 feet. North 51 deg. 28 min. 48 sec. West 220.76 feet, North 15 deg. 54 min. 14 sec. West 404.97 feet, North 39 deg. 20 min. 25 sec. West 145.02 feet, North 67 deg. 34 min. 27 sec. West 101.85 feet and North 87 deg. 01 min. 21 sec. West 441.60 feet to a 1/2" rebar (yellow cap-illegible) found at Sexton's northwest corner and being the northeast corner of Phillip D. Dean, II (DB 10259, pg. 268-Tract I); thence continuing with the centerline of the old road bed and now with Dean chord bearings and distances as follows: North 88 deg. 15 min. 04 sec. West 207.77 feet to a set iron pin, North 76 deg. 27 min. 06 sec. West 144.09 feet to a set iron pin, North 31deg. 10 min. 42 sec. West 203.63 feet to a point, North 41 deg.03 min. 16 sec. West 153.48 feet to a point and North 54 deg. 01min. 16 sec. West 156.98 feet to a rebar (cap illegible) found at Dean's northwest corner and being the southeast corner of Jeff Callahan (DB 10928, pg. 10521); thence with Callahan (leaving the old road bed and now with the alignment of old fence remains) North 49 deg. 45 min. 07 sec. West 314.44 feet to a rebar (cap 77) found at Callahan's northeast corner and being the southeast corner of Robert Rosenthal (DB 10214, pg. 14281); thence with Rosenthal and the alignment of fence remains (which are always west of and then south of the old road bed) as follows: North 39 deg. 11 min. 23 sec. East 93.18 feet to a set iron pin, North 18 deg. 41 min. 55 sec. East 194.22 feet to a 1/2" rebar (cap 508), North 04 deg. 05 min. 48 sec. East 172.16 feet to a set iron pin, North 01 deg. 37 min. 03 sec. East 178.91 feet to a set iron pin, North 05 deg. 45 min. 12 sec. East 207.73 feet to a set iron pin, North 01 deg. 36 min. 07 sec. East 100.01 feet to a set iron pin, North 11 deg. 25 min. 12 sec. West 113.67 feet to a found 1/2" rebar, North 31 deg. 28 min. 41 sec. West 110.45 feet to a set iron pin, North 41 deg. 04 min. 35 sec. West 64.03 feet to a set iron pin, North 73 deg. 25 min. 54 sec. West 135.98 feet to a set iron pin, North 82 deg. 00 min. 40 sec. West 138.21 feet to a large vertical sandstone painted this survey and North 65 deg. 02 min. 20 sec. West 190.63 feet to a 5/8" rebar found 3' northeast of a 20" white oak; said rebar serves as the northeast corner of Rosenthal and southeast corner of the above mentioned Prock; runs thence with Prock (and now once again with the centerline of the old road bed per boundary line agreement Dozier/Tidwell recorded in Deed Book 10151, pg. 603) chord bearings and distances of North 16 deg. 17 min. 32 sec. East 26.53 feet, North 05 deg. 23 min. 21 sec. East 399.94 feet, North 15 deg. 41min.32 sec. West 183.77 feet, North 15 deg. 28 min. 19 sec. East 171.06 feet, North 14 deg. 38 min. 59 sec. West 127.39 feet, North 32 deg. 18 min. 07 sec. West 205.63 feet, North 59 deg. 46 min. 22 sec. West 94.22 feet, North 29 deg. 30 min. 22 sec. West 148.35 feet and North 34 deg. 02 min. 46 sec. West 69.09 feet to the point of beginning, containing 132.45 acres, more or less. According to survey by Jim Cullivan, III, TN. R.L.S. No. 1791, dated January 13, 2005. Bearings are magnetic per reading taken November 18, 2004. Being a portion of the same property conveyed to Walker G. Bloodworth, Trustee of the Walker G. Bloodworth Living Trust UAD June 2, 2002, by Quitclaim Deed from Walker G. Bloodworth dated 6/2/22 of record in Instrument No. 20220614-0067396, Register's Office of Davidson County, Tennessee.

TRACT TWO: Land located partly in Cheatham County, Tennessee, and partly in Davidson County, Tennessee, and being all of Lot No. 2 s shown on the plan of 8763 Cub Creek Road Subdivision of record in Plat Book 14, Page 276, Register's Office of Cheatham County, Tennessee, to which reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Walker G. Bloodworth, Trustee of the Walker G. Bloodworth Living Trust dated June 2, 2022, by Warranty Deed from Matthew Sherrod and Kelly Sherrod, husband and wife, dated 9/13/23 of record in Record Book 621, Page 475, Register's Office of Cheatham County, Tennessee.

BY WAY OF RECITAL, Tract One is currently designated by the Assessor's Office of Davidson County, Tennessee, as being Map/Parcel 077 00 0 018.00; Tract Two is currently designated by the Assessor's Office of Cheatham County, Tennessee, as being as portion of Map/Parcel 076-013.00. By way of further recital, Tract One bears the street address of 8681 Cub Creek Road, Nashville, TN 37209, and Tract Two bears the street address of 8763 Cub Creek Road, Nashville, TN 37209.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee, and Cheatham County, Tennessee.

IT IS THE INTENT OF THIS INSTRUMENT TO HAVE TRACT ONE AND TRACT TWO COMBINED INTO ONE TAXABLE PARCEL TO BE DESIGNATED AS 077 00 0 018.00 BY THE ASSESSOR'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 6th day of November, 2024.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

WALKER G. BLOODWORTH, TRUSTEE
OF THE WALKER G. BLOODWORTH
LIVING TRUST DATED JUNE 22, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named Walker G. Bloodworth, Trustee of the Walker G. Bloodworth Living Trust dated June 22, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at office this 6th day of November, 2024.

Notary Public

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/6/24 (date of document).

Jennifer Russell
Affiant Signature

11/7/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7th day of November 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

