Quitclaim Deed of Cherokee Station Property to Surviving Spouse Trust Davidson County

Prepared by and Return to:
Tommy C. Estes
MANIER & HEROD, a Tennessee, Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

Karen Johnson
Batch # 1203330
11/12/2024 02:05:06 PM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20241112-0087898

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
George M. Hornberger, Trustee of the Hornberger Surviving Spouse Trust U/A/D March 30, 2023, 264 Cherokee Station Drive, Nashville, TN 37209	**(SAME)**	**103-8-D-11CO**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, GEORGE M. HORNBERGER, the sole surviving TRUSTEE (after the death of the Co-Trustee, Joan Hornberger, on March 4, 2024) of the GEORGE AND JOAN HORNBERGER 2023 JOINT REVOCABLE TRUST dated March 30, 2023 (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto GEORGE M. HORNBERGER, TRUSTEE of the HORNBERGER SURVIVING SPOUSE TRUST U/A/D March 30, 2023 its successors and assigns, with full power to mortgage, sell, encumber, restrict and convey all of his rights, title and interest in and to the following described property located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Cherokee Crossing of Record in Instrument No. 20050328-0032338, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> The Grantor hereby grants and conveys to the Grantee, Grantee's heirs and assigns, an adjoining permanent easement to run with the land for a "2.50'

wide outdoor living space and fence easement over Lot 12 for the benefit of Lot 11", as identified, set out, and shown on the drawing attached hereto and identified as Exhibit "A" Cherokee Crossing – Lot 12, by Wamble & Associates, PLLC dated July 2, 2008, which is attached to this Deed and incorporated herein, and as set out in the Warranty Deed to said adjoining Lot No. 12 of record as Instrument No. 20080709-0070375, to which reference is hereby made.

The property conveyed herein is subject to matters, including easements, shown on the recorded plan referenced above, to Restrictive Covenants and By-Laws incorporated therewith, as of record as Instrument No. 20051215-0150402, RODC, and to applicable public utility easements.

The property conveyed herein is subject to a permanent easement to run with the land for "Outdoor living space & fence easement over Lot 11 for the benefit of Lot 10, includes all the land between the lot line and the outside face of the house wall on Lot 11" as identified, set out, and shown on the drawing attached and identified as Exhibit "B" Cherokee Crossing – Lot 11, by Wamble & Associates, PLLC, dated Sept. 26, 2007, which is attached to this Deed and incorporated herein, and as set out in the Warranty Deed for said adjoining Lot No. 10 of record as Instrument No. 20071004-0118523, to which reference is hereby made.

Being the same property conveyed to George M. Hornberger and wife, Joan Z. Hornberger, Co-Trustees of the George and Joan Hornberger 2023 Joint Revocable Trust U/A/D March 30, 2023 by Quitclaim Deed dated March 30, 2023, from George M. Hornberger and wife, Joan Z. Hornberger, of record in Instrument No. 20230405-0024807, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 264 Cherokee Station Drive, Nashville, TN 37209.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 12th day of November, 2024.

GRANTOR:

GEORGE AND JOAN HORNBERGER
2023 JOINT REVOCABLE TRUST
U/A/D MARCH 30, 2023

George M. Hornberger

GEORGE M. HORNBERGER, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tommy C. Estes, a Notary Public of this County, GEORGE M. HORNBERGER, TRUSTEE of the GEORGE AND JOAN HORNBERGER 2023 JOINT REVOCABLE TRUST U/A/D MARCH 30, 2023, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 12th day of November, 2024.

TOMMY C. ESTES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 8, 2028

Tommy C. Estes

Notary Public
My Commission Expires: 03-08-2028

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C)(vii).

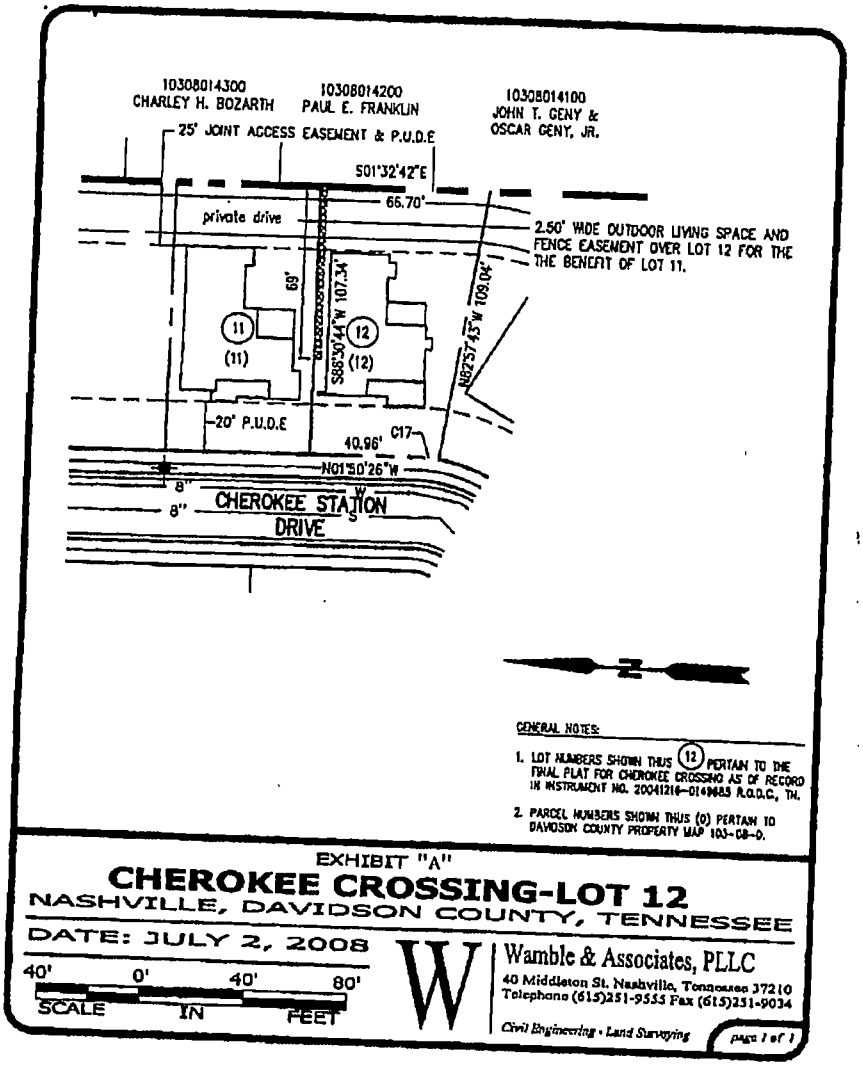

10308014300
CHARLEY H. BOZARTH
10308014200
PAUL E. FRANKLIN
10308014100
JOHN T. GENY &
OSCAR GENY, JR.
25' JOINT ACCESS EASEMENT & P.U.D.E
S01°32'42"E
66.70'
private drive
2.50' WIDE OUTDOOR LIVING SPACE AND FENCE EASEMENT OVER LOT 12 FOR THE THE BENEFIT OF LOT 11.
69'
S88°30'44"W 107.34'
N82°57'43"W 109.04'
11
(11)
12
(12)
20' P.U.D.E
40.96'
C17
N01°30'26"W
8"
8"
CHEROKEE STATION
DRIVE
GENERAL NOTES:
1. LOT NUMBERS SHOWN THUS (12) PERTAIN TO THE FINAL PLAT FOR CHEROKEE CROSSING AS OF RECORD IN INSTRUMENT NO. 20041216-0149685 R.O.D.C., TN.
2. PARCEL NUMBERS SHOWN THUS (0) PERTAIN TO DAVIDSON COUNTY PROPERTY MAP 103-08-0.
EXHIBIT "A"
CHEROKEE CROSSING-LOT 12
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
DATE: JULY 2, 2008
40' 0' 40' 80'
SCALE IN FEET
W
Wamble & Associates, PLLC
40 Middleton St. Nashville, Tennessee 37210
Telephone (615)251-9555 Fax (615)251-9034
Civil Engineering • Land Surveying
page 1 of 1

Exhibit "A"

SCALE IN FEET

40 Middleton St. Nashville, Tennessee 37210
Telephone (615)251-9555 Fax (615)251-9034
Civil Engineering · Land Surveying

page 1 of 1

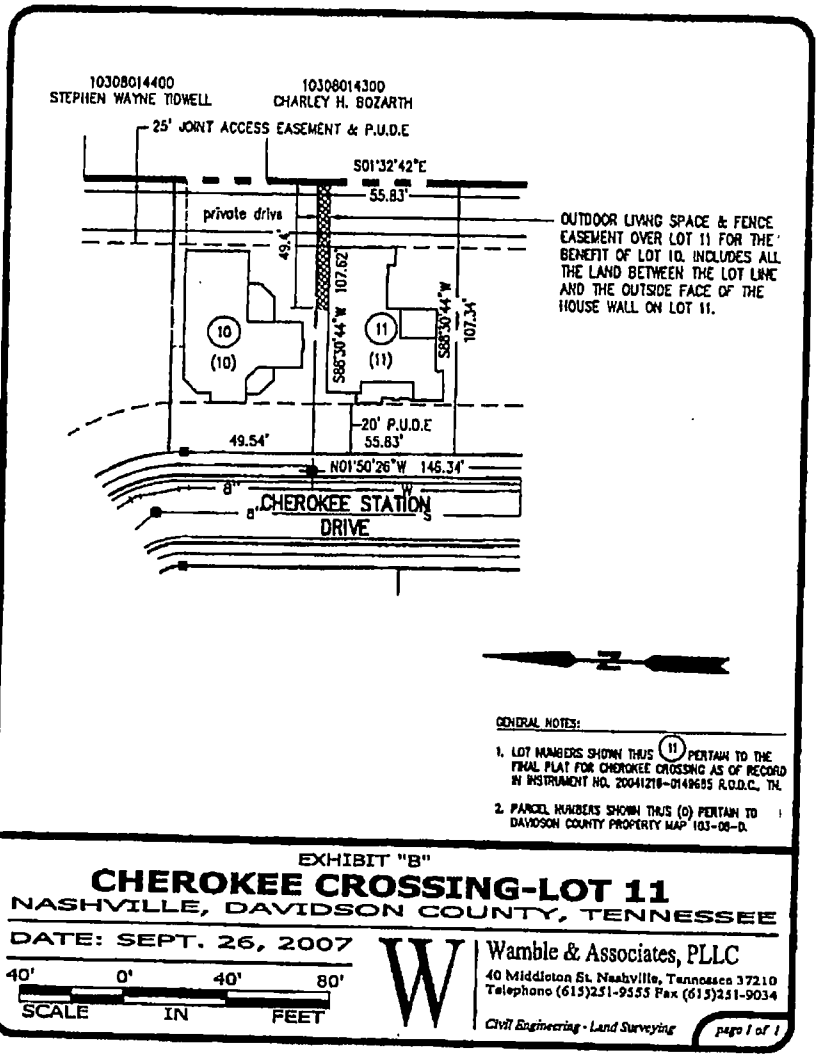


EXHIBIT "B"

CHEROKEE CROSSING-LOT 11

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE: SEPT. 26, 2007

40' 0' 40' 80'
SCALE IN FEET

Wamble & Associates, PLLC
40 Middleton St. Nashville, Tennessee 37210
Telephone (615)251-9555 Fax (615)251-9034
Civil Engineering · Land Surveying

page 1 of 1

Exhibit "B"