Karen Johnson Davidson County
Batch# 1215800 DEEDQC
12/12/2024 02:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241212-0096671

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Edward R. Howell
AFFIANT

Subscribed and sworn to before me on this day, December 12, 2024.

Courtney M. Hall
Notary Public

My Commission Expires:

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09.19.2027

New Owner Address:
ERH Trust
92 Davidson Drive, Suite 108
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
131 15 0 022.00

QUITCLAIM DEED

Edward Randolph Howell, Trustee of the Mary Tucker Howell Revocable Living Trust U/A FBO Edward Randolph Howell ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **ERH Trust**, dated December 20, 2023 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **December 12, 2024**.

Edward R. Howell

Edward Randolph Howell, Trustee of the Mary Tucker Howell Revocable Living Trust U/A FBO Edward Randolph Howell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Edward Randolph Howell, Trustee of the Mary Tucker Howell Revocable Living Trust U/A FBO Edward Randolph Howell**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, December 12, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

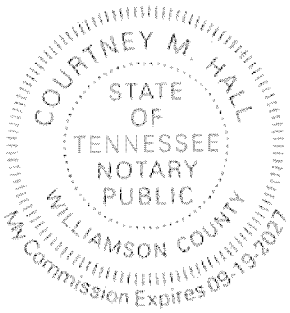


EXHIBIT A

TRACT NO.1

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, and described according to a copy of a survey made by Lewis D. Justice, Surveyor, June 19, 1946, as follows:

BEGINNING at a point in the westerly margin of the Granny White Pike at the southeast corner of the property conveyed to Maay L. Rudolph by deed from Mattie Sawyers, et al, of record in Book 1101, Page 509, Register's Office for said County, being the northeast corner of this tract; thence with the westerly margin of Granny White Pike, South 17 deg. 18' West 315 feet to a stake at the northeast corner of the property this day conveyed to J. Carl Russell and wife, Agnes A. Russell; thence with Russell' s north line North *85* deg. 20' West 802 feet to a stake; and continuing with their line, North 85 deg. 50' West 622 feet to a stake; thence North *5* deg. 30' East 297 .8 feet to a stake; thence South 84 deg. *55'* East 620 feet to a stake; thence South 87 deg. East 869.2 feet to the westerly margin of said Granny White Pike, to the point of beginning, containing 9.77 acres more or less.

INCLUDED in the above description but EXCLUDED therefrom for the purpose of this conveyance is the following two Tracts of land:

TRACT ONE:

LAND in the 16th, formerly the 7th Civil District of Davidson County, Tennessee.

BEGINNING at a point in the southern boundary line of the property conveyed to Howard L. Gibson by deed from Thomas L. Poe and wife, of record in Book 2452, Page 395, Register's Office for Davidson County, Tennessee, being North 87 deg. West 684.2 feet from the westerly margin of Granny White Pike; thence North 87 deg. West 185 feet; thence North 84 deg. 35' West 620 feet; thence South *5* deg. 30' West 297.8 feet; thence South 85 deg. 50' East 622 feet; thence South 85 deg. 20' East 117 feet; thence North 3 deg. 17' East 77.8 feet; thence North 21 deg. 57' East 205.4 feet to the beginning, containing 4.9 acres, more or less.

BEING the same property conveyed to Howard L. Gibson, by deed from Jim M. Fitts and wife, Sammye Phillips Fitts, of record in Book 2492, Page 561, Register's Office for Davidson County, Tennessee.

TRACT TWO:

LAND in the 7th Civil District of Davidson County, Tennessee, being described according to a survey made by Hal R. Swann, Jr., Surveyor, dated October 26, 1982.

BEGINNING at a point in the westerly margin of Granny White Pike at the southeast corner of the property that was conveyed to Maay L. Rudolph of record in Book 110 I, Page 509, said Register 's Office, being the northeast corner of this tract; thence with the westerly margin of Granny White Pike, South 17 deg. 18' West 3 1 *5* feet to a stake at the northeast corner of the property conveyed to J. Carl Russell; thence with Russell's north line, North 85 deg. 00' West 500 feet to a point being the southeast corner of the remaining property owned by Jim M. Fitts; thence in a northerly directly 305 feet, more or less, to a point in the south line of the Baggett Lands, formerly Rudolph; thence running with the southerly margin of Baggett property South 87 deg 00' East 500 feet to the point of beginning containing 3.52 acres, more or less.

BEING the same property conveyed to Ernest C. Chandler, Jr., and wife, Evelyn Lenoir

Chandler, by deed from Jim M. Fitts, a widower, of record in Book 5962, Page 696, Register's Office for Davidson County, Tennessee.

BEING a portion of the property conveyed to Jim M. Fitts and wife, Sammye Phillips Fitts, by Deed of record in Book 1467, Page 469, Register's Office for Davidson County, Tennessee, Sammye Phillips Fitt having since died.

The Property herein conveyed is more particularly described in a survey prepared by Hal R. Swann, Jr., dated October 20, 1983, as follows:

BEGINNING at a point in the boundary line between the City of Nashville and the City of Oak Hill, said point being the northwest corner of the property conveyed to Ernest C. Chandler, Jr., and wife, Evelyn Lenoir Chandler, by deed from Jim M. Fitts, a widower, of record in Book 5962, Page 696, said Register's Office, being the northeast corner of this Tract; thence, North 89 deg. 00' 184.2 feet, more or less, to a point; being the northwest corner of the property; thence South 21 deg. 57' West 205.4 feet to a point; thence, in a southerly direction, as shown on said survey, 90. l O feet to a point, being the southwest corner of the property; thence South 85 deg. 44' East, 169.54 feet to a point, being the southeast corner of the property; thence in a northerly direction, with the boundary line between the City of Oak Hill and the City of Nashville 305 feet, more or less, to the point of beginning, containing approximately 1.15 acres.

Being the same property conveyed to Edward Randolph Howell, Trustee of the Mary Tucker Howell Revocable Living Trust U/A FBO Edward Randolph Howell from Edward Randolph Howell, Trustee of the Mary Tucker Howell Revocable Living Trust, dated January 12, 2021 by deed of record in Instrument No. 20220112-0004146, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 4715 Granny White Pike, Nashville, TN 37220

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 December 12, 2024.

Affiant Signature

12/12/2024

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, December 12, 2024.

Courtney M. Hall

Notary Public

My Commission Expires:

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-19-2027