Karen Johnson Davidson County Batch # 1226877 DEEDQC 01/16/2025 12 19 48 PM 3 pgs Fees $17 00 Taxes $0 00 20250116-0003692	**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 THE 18 DAY OF December 2024 Notary Public MY COMMISSION EXPIRES 3/3/2026 (AFFIX SEAL)

JAD A DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3/3/2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
The Paulson Family Revocable Living Trust	**Same**	**114-00-0-034.00**
(NAME) **7649 Old Charlotte Pike**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **FUTURE RENTALS, LLC, an Ohio Limited Liability Company,** hereinafter called the Grantor(s), by these presents do hereby transfer and convey unto **GREGORY KEITH PAULSON and DEBORAH ANN PAULSON, TRUSTEES OF THE PAULSON FAMILY REVOCABLE LIVING TRUST,** established by **THE REVOCABLE LIVING TRUST AGREEMENT OF GREGORY KEITH PAULSON and DEBORAH ANN PAULSON, Dated December 18, 2024,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantors' right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Beginning at PK nail set at the centerline intersection of Old Charlotte Pike (public-no specific width assigned by Metro Public Works) and Sullvan Hollow Rd. (Private, and being the northwest corner of the herein described tract), thence with the centerline of the aforesaid Old Charlott Pike N 76 deg. 21'18" E a distance of 126 83, to a PK set thence leaving Old Charlotte Pike and along or near the line of Cecil Ross etux, as recorded at DB 7748 PG 195 RODCTN S 15 deg 07'21" E, passing an existing iron pin at a distance of 25.00' in all 323.55' to a wooden fence post, thence continuing with Ross and Terry Lee Fisk, etux N 75 deg. 50'30" E a distance of 745.22' to an iron pin found, thence along or near the line of March Thurmond as recorded at instrument No 20110620-0047035, S 07 deg. 10'02" W a distance of 521 05' to an iron pin found; thence continuing with Thurmond and Vance Waters as recorded at instrument number 20170721-0070483 S 08 deg. 26'52" W a distance of 997.79' to an iron in found, thence along or near the line of the First United Pentecostal Church of Nashville, Inc. as recorded at Instrument number 20170612-0058586 RODCTN, S 06 deg. 15'18" W a distance of 596.91' to an iron pin found; thence along or near the line of Thomas E Bianconi the following calls: N 79 deg 25'59" W a distance of 159.63' to a concrete monument found, thence S 09 deg. 05'06" W a distance of 1056 39'; thence along or near the line of B.B Doubleday as recorded at DB 4685 PG 222 the following calls· N 85 deg 56'13" W a distance of 196.00' to an iron pin found; S 05 deg. 35'49" W a distance of 473.00' to an iron pin found; thence along or near the line of Sylvan Meadows LLC as recorded in instrument number 20080520-0051812 RODCTN the following calls N 44 deg 58'02" W a distance of 216 50' to

an iron pin found, thence S 80 deg 02'23' W a distance of 867.16' to a fence post, thence along a fence N 72 deg. 25'35" W a distance of 237.86' to a fence corner, thence N 12 deg. 43'50" W a distance of 68 38' to a point in the centerline of Sullivan Hollow Rd, thence with said centerline the following calls· N 58 deg 39'51" E a distance of 84 30', thence N 28 deg. 23'41" E a distance of 252 72', thence N 40 deg. 14'22" E a distance of 200 62', thence N 48 deg 12'40" E a distance of 141 05', thence N 57 deg 22'25" E a distance 99.31', thence N 11 deg 24'19" E a distance of 236.73'; thence N 16 deg 05'40" E a distance of 148.13'; thence N 23 deg. 13'24" E a distance of 199 10', thence N 27 deg 42'25" E a distance of 307 11'; thence N 22 deg 10'50" E a distance of 172 45'; thence N 20 deg 02'54" E a distance of 360.07; thence N 21 deg 40'53" E a distance of 230 92', thence N 19 deg 18'17" E a distance of 144.92; thence N 16 deg 11'55" E a distance of 215 22', thence N 06 deg 46'06" E a distance of 102.87'; thence N 14 deg 29'29" W a distance of 67.91', thence N 05 deg 31'55" E a distance of 255.30', to the point of beginning and containing 96 45 acres.

Being the same property conveyed to James William Shaw, Jr by Deed of Partition between Tenants in Common deed from Allison Larue Shaw of record in Instrument No. 20180418-0036475, Scriveners Affidavit of record at Instrument No 20180516-0046538 Register's Office for Davidson County, Tennessee, dated April 5, 2018 and recorded April 18, 2018

Being the same property conveyed to Future Rentals, LLC, by Warranty Deed from James William Shaw, Jr., a single person, of record in Instrument No 20180611-0055559, Register's Office for Davidson County, Tennessee, dated June 4, 2018 and recorded on June 11, 2018

Further including in the legal description but excluded from conveyance is the property conveyed to Justin G. Paulson, unmarried, by Warranty Deed dated September 1, 2020 and recorded on same date, of record in Instrument No 20200901-0099419, Register's Office for Davidson County, Tennessee

The previous conveyance of record has been included in legal description for reference

Unimproved ( )
This is improved (X) property, known as: **7649 Old Charlotte Pike, Nashville, TN 37209**

Witness our hands, this the 18th day of December, 2024.

FUTURE RENTALS, LLC, an Ohio Limited Liability Company

Gregory Keith Paulson Member

By: GREGORY KEITH PAULSON, Member

Deborah C. Paulson Member

By: DEBORAH ANN PAULSON, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GREGORY KEITH PAULSON** to me known (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be a member of Future Rentals, LLC, the within named bargainor, an Ohio Limited Liability Company, and that he as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 18th day of December, **2024.**

My Commission Expires: 3/3/2026

Notary Public

JAD A DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DEBORAH ANN PAULSON** to me known (or proved to me on the basis of satisfactory evidence) and who, upon her oath, acknowledged himself to be a member of Future Rentals, LLC, the within named bargainor, an Ohio Limited Liability Company, and that her as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 18th day of December, **2024.**

My Commission Expires: 3/3/2026

Notary Public

JAD A DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026