Karen Johnson Davidson County
Batch# 1234313 DEEDQC
02/05/2025 11:22:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250205-0008756

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South
Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Leonard Lee Magill and Tammy Lynn Magill, Co-Trustees 221 Governors Way Brentwood, TN 37027	Leonard Lee Magill and Tammy Lynn Magill, Co-Trustees 221 Governors Way Brentwood, TN 37027	095 14 0 12500

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LEONARD LEE MAGILL and TAMMY LYNN MAGILL, CO-TRUSTEES OF THE MAGILL FAMILY LIVING TRUST, DATED SEPTEMBER 29, 2010 (the "Grantor"), hereby quitclaim and convey to LEONARD LEE MAGILL and TAMMY LYNN MAGILL, CO-TRUSTEES OF THE MAGILL COMMUNITY PROPERTY TRUST U/A/D SEPTEMBER 27, 2018, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our interest as trustees in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

This is property known as 1930 Air Lane Drive, Nashville, TN.

[The remainder of this page is intentionally left blank. See signature page to follow.]

EXHIBIT A

Exhibit A

Legal Description

Land situated in the 15th Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee being Lot 2 of the "Resubdivision of Lot 10, Metropolitan Industrial Park, Phase One, Section Twenty-Three", of Record by Instrument #20130509-0047113, Register's Office for Davidson County (R.O.D.C.) and being more particularly described as follows:

Beginning at an iron rod (old) on the westerly right-of-way margin of Airlane Drive (a 60-foot wide right-of-way), the northeast property corner of this Lot and being the southeasterly property corner of Joseph V. Turner, of Record by Instrument #20050202-0012272, R.O.D.C., Tennessee and proceeding as follows:

From the Point of Beginning and with said right-of-way margin and leaving said Turner, southeastwardly a distance of 16.18 feet along a curve concave to the west having a radius of 970.00 feet and a central angle of 00°57'21" and being subtended by a chord which bears South 08°44'54" East 16.18 feet to an iron rod (old);
Thence, South 08°16'14" East, a distance of 347.58 feet to an iron rod (old), the southeast property corner of this Lot;
Thence, leaving said right-of-way margin and along or near the northerly property line of Airlane Properties, LLC, of Record by Instrument #20020531-0066250, R.O.D.C., Tennessee, North 84°00'14" West, a distance of 443.89 feet to an iron rod (old), the southwesterly property corner of this Lot;
Thence, leaving Airlane Properties and along or near the easterly property line of Bellsouth Telecommunications, Inc., of Record by Instrument #20090223-0015520, R.O.D.C., Tennessee, in part and Ronald M., Jerry C. and Steven R. Dennis of Record by Instrument #20121129-0109616, R.O.D.C., Tennessee, in part, North 08°35'46" East, a distance of 397.00 feet to an iron rod (old) the northwest property corner of this Lot;
Thence, leaving said Dennis and with the common property line of this Lot and the southerly property line of Lot 1, Resubdivision of Lot 10, Metropolitan Industrial Park, Phase One, Section Twenty-Three, South 86°25'32" East, a distance of 159.95 feet to an iron rod (old);
Thence, with the westerly and southerly property lines of Joseph V. Turner, of Record by Instrument #20050202-0012272, R.O.D.C., Tennessee, South 04°16'23" East, a distance of 9.84 feet to an iron rod (old);
Thence, southeastwardly a distance of 41.32 feet along a curve concave to the northeast having a radius of 30.00 feet and a central angle of 78°54'55" and being subtended by a chord which bears South 43°43'51" East 38.13 feet to an iron rod (old);
Thence, South 83°11'33" East, a distance of 50.41 feet to an iron rod (old);
Thence, South 44°01'51" East, a distance of 11.49 feet to an iron rod (old);
Thence, southeastwardly a distance of 29.76 feet along a curve concave to the northeast having a radius of 20.00 feet and a central angle of 85°15'22" and being subtended by a chord which bears South 57°12'43" East 27.09 feet to an iron rod (old);
Thence, North 80°09'36" East, a distance of 65.17 feet to the Point of Beginning and containing 142,700 square feet or 3.27 Acres, more or less, described according to the ALTA/ACSM Land Title Survey, dated January 22, 2013, last revised June 5, 2013, prepared by J. Alan Cummings, TN No. 2351, Crawford and Cummings, P.C., 1929 21st Avenue South, Nashville, Tennessee 37212, Job No. 13-005(0).

Together with a cross access easement created by Cross Access Easement Agreement recorded in Book 11085, page 597, as amended in Book 11371, page 284, said Register's Office, over the property described in Exhibit A to such Cross Access Easement Agreement.

Being the same property conveyed by deed of record as Instrument # 20230713-0053642, Register's Office for Davidson County, Tennessee.

46549938.1

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 31 day of January, 2025.

LEONARD LEE MAGILL, CO-TRUSTEE
OF THE MAGILL FAMILY LIVING
TRUST, DATED SEPTEMBER 29, 2010

TAMMY LYNN MAGILL, CO-TRUSTEE
OF THE MAGILL FAMILY LIVING
TRUST, DATED SEPTEMBER 29, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Leonard Lee Magill and Tammy Lynn Magill, Co-Trustees, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 31st day of January, 2025.

Notary Public
My Commission Expires: 9/7/26

AMY MIZE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2025.

Notary Public
My Commission Expires: 9/7/26

AMY MIZE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, MELINDA A. GRAY, 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 January 31, 2025.

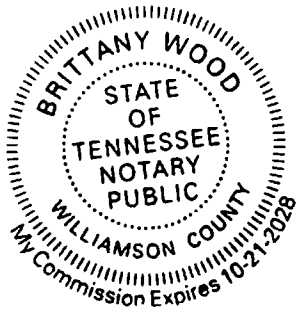
MELINDA A. GRAY

Date: February 5, 2025

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Brittany Wood, a Notary Public of said County and State, MELINDA A. GRAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 5th day of February, 2025.



Notary Public
My Commission Expires: 10-21-28