Karen Johnson Davidson County
Batch# 1246015 DEEDQC
03/14/2025 08:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250314-0018617

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. David P. North, Trustee, Affiant Subscribed and sworn to before me, this 11th day of March, 2025. Notary Public My Commission Expires: 4/12/26

CHARLES NELSON IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 4/12/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
David P. North and Cherri B. North, Trustees 320 Menees Lane Madison, Tennessee 37115	SAME	063 00 0 300.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David P. North and wife, Cherri B. North**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **David P. North and Cherri B. North, Trustees of the David & Cherri North Living Trust, established by the Revocable Trust Agreement of David P. North and Cherri B. North dated March 11, 2025**, as amended and restated 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 Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 11th day of March, 2025.

David P. North

Cherri B. North

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David P. North and Cherri B. North, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of March, 2025.

My Commission Expires: _____

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

Being shown as part of parcel 58.00 on Davidson County Property Map 63, and being more particularly described, according to a survey by C&K Surveyors, L.L.C., William E. Crenshaw TN R.L.S. #2395, date December 16, 2015, and revised January 15, 2016, as follows:

BEGINNING at an iron pin set in the easterly right-of-way of Hudson Road at the Northwest, comer of the herein-described tract. Said beginning point being located S21°53'14" E-1803.40', as measured along the easterly right-of-way of Hudson Road, from the Northwest comer of the Stephen North et ux property of record in Deed Book 9535, Page 483, in the Register's Office of Davidson County. Thence leaving the right-of-way of Hudson Road, with a new line severing the Stephen North et ux property, S88°58'18" E -1237.84' to an iron pin set at the Northeast comer of the herein-described tract. Thence S04°22'42" W -608.91' to an iron pin set in the northerly right-of-way of Menees Lane at the Southeast comer of the herein-described tract. Thence along said right-of-way, 25' from the center, with a curve right having a radius of 11,532.12', a chord length of 177.14', said chord having a bearing of N 84°15'31 W and an arc length along said curve of 177.14' to a point. Thence with a curve right having a radius of 9337.42', a chord length of 213.90', said chord having a bearing of N 84°02'39 W and an arc length along said curve of 213.90' to a point. Thence N 83°23'16 W - 384.65' to a point. Thence with a curve right having a radius of 1656.04', a chord length of 286.64', said chord having a bearing of N 78°25'23" W and an arc length along said curve of 287.00' to a point. Thence with a curve right having a radius of 25.00' a chord length of 33.47', said chord having a bearing of N 31°26'31" W and an arc length along said curve of 36.67' to a point in the easterly right-of-way of Hudson Road. Thence along said right-of-way, 25' from the center, N10°34'44" E -15.86' to a point. Thence with a curve left having a radius of 488.67', a chord length of 273.21', said chord having a bearing of N 05°39'15" W and an arc length along said curve of 276.90' to a point. Thence N 21°53'14" W -254.69' to the POINT OF BEGINNING, containing 15.11 acres.

Being the same property conveyed to David P. North and Cherri B. North, husband and wife, by deed from Stephen North and Jo Ann North, husband and wife, of record as Instrument No. 20160531-0054538, Register's Office for Davidson County, Tennessee.

This is improved property known as 320 Menees Lane, Madison, Tennessee 37115.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 3/11/25.

3/12/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of March, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

