Karen Johnson
Batch # 1248843
03/21/2025 08 43 36 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250321-0020974

THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whiche transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 17th day of March, 2025* *Notary Public* *My commission expires: 5/21/28*

BRITTNEY MULVANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-21-2028

QUITCLAIM DEED

Name and Address of New Owner: The Christie Family Trust Robert Thomas Christie, Trustee 9100 Hester Beasley Rd. Nashville, TN 37221	
Send Tax Bills To: Same	
Street Address of Subject Property: 9100 Hester Beasley Rd. Nashville, TN 37221	**Map and Parcel:** 168 00 0 186.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROBERT CHRISTIE,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **THE CHRISTIE FAMILY TRUST, ROBERT THOMAS CHRISTIE, TRUSTEE,** hereinafter called "**GRANTEE,**" its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TWO TRACTS OR PARCELS OF LAND IN THE 9TH CIVIL DISTRICT, DESCRIBED AS FOLLOWS:

TRACT 1: BEGINNING AT AN EXISTING PK NAIL IN THE CENTER OF HESTER BEASLEY ROAD, IN THE EAST LINE OF BOOK 913, PAGE 529, THEN WITH

CENTERLINE OF RAOD, NORTH 57 DEG. 14 MIN. 17 SEC. EAST, 341.31 FEET; THEN LEAVING ROAD AND RUNNING WITH THE WEST LINE OF A 5.00 ACRE TRACT, SOUTH 15 DEG. 07 MIN. 23 SEC. WEST, PASSING AN IRON ROD AT 30.00 FEET, IN ALL 630.18 FEET TO AN IRON ROD IN THE NORTH LINE OF MC PHERSON; THEN WITH SAID LINE, SOUTH 64 DEG. 54 MIN. 05 SEC. WEST, 188.22 FEET TO AN IRON ROD; SOUTH 51 DEG. 04 MIN. 00 SEC WEST, 132.00 FEET TO AN IRON ROD; NORTH 68 DEG. 11 MIN. 00 SEC. WEST, 99.00 FEET TO A BEECH; THEN WITH THE EAST LINE OF BK. 913, PAGE 529, NORTH 08 DEG. 55 MIN. 53 SEC. WEST, 556.40 FEET TO THE BEGINNING; CONTAINING 5.00 ACRE MORE OR LESS AND BEING PART OF BK. 4754, PAGE 445, 9TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A SURVEY BY P. ANTHONY CHAPDELAINE, JR. DATED 12-1-83.

TRACT 2: BEGINNING AT A POINT IN THE CENTER OF HESTER BEASLEY ROAD, BEING NORTH 57 DEG. 14 MIN. 17 SEC. EAST AT 341.31 FEET FROM A PK NAIL IN THE EAST LINE OF BOOK 913, PG. 529, IN THE CENTER OF SAID ROAD, THEN WITH THE CENTERLINE OF SAID ROAD, NORTH 57 DEG. 14 MIN. 17 SEC. EAST, 103.00 FEET; THEN WITH A CURVE TO THE RIGHT, DELTA OF 34 DEG. 34 MIN 53 SEC., RADIUS OF 407.42 FEET A DISTANCE OF 245.90 FEET; THEN LEAVING ROAD, SOUTH 20 DEG. 00 MIN. 00 SEC. EAST PASSING AN IRON ROD AT 30.00 FEET, IN ALL 230.00 FEET TO AN IRON ROD, SOUTH 00 DEG. 49 MIN. 00 SEC., EAST, 482.87 FEET TO AN IRON ROD IN THE NORTH LINE OF MC PHERSON; THEN WITH SAID LINE, SOUTH 81 DEG. 04 MIN. 00 SEC. WEST, 12.00 FEET TO AN IRON ROD; SOUTH 83 DEG. 04 MIN. 00 SEC. WEST 231.00 FEET TO AN IRON ROD; THEN WITH THE EAST LINE OF A 5.00 ACRE TRACT, NORTH 15 DEG. 07 MIN. 23 SEC. WEST, 630.18 FEET TO THE BEGINNING; CONTAINING 5 00 ACRES MORE OR LESS AND BEING PART OF BOOK 4754, PAGE 445, 9TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A SURVEY BY PERRY A. CHAPDELAINE, JR., 12/01/83.

Being the same property conveyed to Robert Christie and wife, Kareena Christie (now deceased) from Herman T. Claxton and wife, Frances O. Claxton, by Deed dated December 15, 1983, Book 6237, Page 11, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 17th day of March, 2025.

ROBERT CHRISTIE

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **ROBERT CHRISTIE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.



NOTARY PUBLIC