Karen Johnson
Batch # 1257881
04/11/2025 10 39 19 AM
Fees $37 00 Taxes $0 00

Davidson County
DEEDQC
7 pgs

20250411-0027187

QUIT CLAIM DEED	State of Tennessee, County of Davidson The actual consideration or value, whichever is greater, for this transfer is $00 00 (Transfer to RLT) Joseph Sutherland Joseph Sutherland, Affiant SUBSCRIBED AND SWORN BEFORE ME on Jan 22, 2024. Notary Public (SEAL) My commission expires

Mike Hubbard
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County, TN

THIS INSTRUMENT WAS PREPARED BY JOHN C LEGGETT,PC TN Bar No 031856 P O Box 275, Calhoun, GA 30703 NO OPINION / NO TITLE SEARCH		
Mail to Grantees/Trustees Joseph and Gloria Sutherland @ 5052 Brick Church Pike, Goodlettsville, TN 37072	Send tax bills to said Grantees/Trustees @ 5052 Brick Church Pike, Goodlettsville, TN 37072	Map/Parcel Nos listed With descriptions

THIS INDENTURE, made on January 22, 2024 between **JOSEPH DUKE SUTHERLAND (aka Joseph D. Sutherland) and wife GLORIA JEAN SUTHERLAND (aka Gloria Sutherland, aka Gloria N. Sutherland, aka Gloria J. Sutherland, aka Gloria Jean Niles Sutherland)** as parties of the first part, hereinafter called GRANTOR, and **JOSEPH DUKE SUTHERLAND and GLORIA JEAN NILES SUTHERLAND as TRUSTEES of THE SUTHERLAND REVOCABLE LIVING TRUST DATED** January 22, **2024,** as party of the second part, hereinafter called TRUSTEE or GRANTEE (the words "Grantor" and "Grantee" and "Trustee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: GRANTORS, for LOVE AND AFFECTION AND NOT FOR MONETARY OR OTHER CONSIDERATION, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said TRUSTEE and GRANTEE Grantors' interest in all that certain land situate in Davidson County, State of Tennessee, to wit:

PARCEL ONE: M/P 017-00-0-227.00

A 20% undivided interest in that tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, BEGINNING at a point in the NW ROW of Brick Church Pike at the intersection of the common boundary of the Union Hill Baptist Church property and the most easterly corner of the tract of land conveyed to Joe E. Sutherland by deed of Robert R Galbreath, et us, of record in Book 3827, page 867, RODCT; thence N62°W 260' with the common boundary of the Union Hill Church property to a 30" Sycamore Tree, a common corner with the said Church property, thence leaving the common boundary with said Church property N62°W 225' to an iron pin; thence S41°20'W 332.96' to an iron pin; thence S63°E 518' to the W boundary of the ROW of Brick Church Pike proceeding with the said ROW N9°W 32' to a point; thence N15°E 70' to a point; thence N41°E 100' to a point; thence N52°30'E 136' (all with the ROW boundary)to the Point of Beginning

And the improvements known as 5052 Brick Church Pike, Goodlettsville, TN 37072-9530

Subject to any and all easements, covenants and/or restrictions of record, said Hamilton County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, said Davidson County Register's Office.

Being the same lands conveyed to Grantors from Joseph E. Sutherland and wife Gwendolyn Duke Sutherland by Deed dated August 9, 1977, of record at Deed Book 5181, page 915, in the Register's Office of Davidson County, Tennessee

PARCEL TWO: M/P 052-01-0-008.00
Lot 13, Block "C" on the Plan of Crittenden Estates, as shown by plat of record in Plat Book 974, page 69 in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete description of the lands herein conveyed.

And the improvements known as 321 Harris Street, Madison, TN 37115-4027.

Subject to any and all easements, covenants and/or restrictions of record, said Hamilton County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, including but not limited to those shown on referenced plat, said Davidson County Register's Office

Being the same lands conveyed to Grantors from Sandra D. Birner by Deed dated August 26, 1983, of record at Deed Book 6124, page 379, in the Register's Office of Davidson County, Tennessee

PARCEL THREE: M/P 043-11-0-100.00
Being the N 50' of Lot No. 104 on the unrecorded plan in Block 1 of a recorded plan in Book 1130, page 37 in the Register's Office of Davidson County, Tennessee, known as Anderson Estates. Said part of Lot 104 fronts 50' on the W side of McArthur Drive, and runs back between lines 152 5' on the S line and 150' on the N side to a dead line on which it measures 50 05'.

And the improvements known as 121 McArthur Drive, Madison, TN 37115-3014.

Subject to any and all easements, covenants and/or restrictions of record, said Hamilton County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, said Davidson County Register's Office.

Being the same lands conveyed to Grantors from George A. Hoffman and Angela A Hoffman by Warranty Deed dated December 12, 1983, of record at Deed Book 6193, page 48, in the Register's Office of Davidson County, Tennessee.

PARCEL FOUR: M/P 043-09-0-307.00
Being part of Lot No. 1 of Block "M" on the Map of Woodlawn Estates as shown by plat of record in Plat Book 843, page 82 in the Register's Office of Davidson County, Tennessee and being the S 12' of the E 57' of said Lot No. 1, fronting 12' on the W side of Kate Street, also being the W 53' of said Lot No. 1 fronting 53' on the S side of Duling Avenue and running back between parallel lines 165' to the N line of Lot No. 18 of said Block.

And the improvements known as 250 Duling Avenue, Madison, TN 37115-3728.

Subject to any and all easements, covenants and/or restrictions of record, said Hamilton County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, including but not limited to those shown on referenced plat, said Davidson County Register's Office.

Being the same lands conveyed to Grantors from Manford R. Simcock and wife Elizabeth A Simcock by Warranty Deed dated April 11, 1984, of record at Deed Book 6274, page 602, in the Register's Office of Davidson County, Tennessee.

PARCEL FIVE: M/P 043-11-0-101.00

Being the S 50' of a Lot No. 104 on the unrecorded plan of Anderson Estates, Section 1, being a re-subdivision of Tracts 1 and 13 on the plan of Anderson Estates of record in Book 1130, page 37 in the Register's Office of Davidson County, Tennessee, and described as BEGINNING at a point in the W margin of McArthur Drive, the common corner of Lots 104 and 103; thence with the line between said lots westwardly 155.1' to a point; thence N4°50'E 50', thence eastwardly 150', more or less, to the W margin of McArthur Drive, thence with the margin of same S 50' to the Point of Beginning

And the improvements known as 119 McArthur Drive, Madison, TN 37115-3014.

Subject to any and all easements, covenants and/or restrictions of record, said Hamilton County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, including but not limited to those shown on referenced plat, said Davidson County Register's Office.

Being the same lands conveyed to Grantors from Lehman L. Davis and wife Susan G. Davis by Deed dated September 24, 1984, of record at Deed Book 6393, page 409, in the Register's Office of Davidson County, Tennessee

PARCEL SIX: M/P 043-16-0-151.00

Being Lot 28 on the Plan of Arrowhead Estates, Section One, as shown by plat of record in Plat Book 4955, page 27 in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete description of the lands herein conveyed.

And the improvements known as 1029 Mallow Drive, Madison, TN 37115-4255

Subject to any and all easements, covenants and/or restrictions of record, said Hamilton County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, including but not limited to those shown on referenced plat, said Davidson County Register's Office.

Being the same lands conveyed to Grantors from Charles J. Booth and wife Joanne W Booth by Warranty Deed dated March 31, 1987, of record at Deed Book 7190, page 617, in the Register's Office of Davidson County, Tennessee.

PARCEL SEVEN: M/P 043-13-0-356.00

Lot No 16 of Block No. I on the Plan of Forest Park Subdivision at Madison, Tennessee, as shown by plat of record in Plat Book 843, page 44 in the Register's Office of Davidson County, Tennessee, and mor particularly described as follows: said Lot No. 16 in block I frons 50' on the S side of Elm Street and runs back southerly between parallel lines 150' to a dead line.

And the improvements known as 216 Elm Street, Madison, TN 37115-3909.

Subject to any and all easements, covenants and/or restrictions of record, said Hamilton County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, including but not limited to those shown on referenced plat, said Davidson County Register's Office.

Being the same lands conveyed to Grantors from Mark Duane Travis and wife Georgia Diane Travis by Warranty Deed dated January 9, 1989, of record at Deed Book 7749, page 901, in the Register's Office of Davidson County, Tennessee.

PARCEL EIGHT: M/P 052-08-0-014.00

Beginning at an iron pin in the S ROW of Sanitarium Road; thence leaving said ROW N88°34'04"E 186 06' to an iron pin; thence S09°33'49"E 111.12' to an iron pin; thence S88°34'06"W 201.77' to an iron pin in the e ROW of Sanitarium Road; thence with said ROW N01°26'18"W 110 00' to an iron pin and the Point of Beginning, containing 0.49 acres, more or less.

And the improvements known as 130 Sanitarium Road, Madison, TN 37115-5026.

Subject to any and all easements, covenants and/or restrictions of record, said Hamilton County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, said Davidson County Register's Office.

Being the same lands conveyed to Grantors from the Kentucky-Tennessee Conference Association of Seventh-day Adventists, Inc. by Warranty Deed dated December 6, 1990, of record at Deed Book 8252, page 584, in the Register's Office of Davidson County, Tennessee.

PARCEL NINE: M/P 052-07-0-104.00

Beginning at an iron pin in the e ROW of Neeley's Bend Road, said point being the intersection of said E ROW of Neeley's Bend Road with the S ROW of Sanitarium Road; thence with the said ROW of Sanitarium Road N29°36'37"E 189.35' to an iron pin' thence S65°15'22"E 140.27' to an iron pin; thence S22°10'30"W 181.47' to an iron pin in the e ROW of Neeley's Bend Road; thence with said ROW N67°49'30"W 164.63' to the Point of Beginning, and containing 0.65 acre, more or less.

And the improvements known as 1047 Neeley's Bend, Madison, TN 37115-5016

Subject to any and all easements, covenants and/or restrictions of record, said Hamilton County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, said Davidson County Register's Office.

Being the same lands conveyed to Grantors from the Kentucky-Tennessee Conference Association of Seventh-day Adventists, Inc. by Deed dated October 17, 1990, of record at Deed Book 8219, page 27, as corrected at Deed Book 8252, page 745, and further corrected at Deed Book 8373, page 210, in the Register's Office of Davidson County, Tennessee

PARCEL TEN: M/P 043-16-0-159.00

Lot No. 36 on the Plan of Arrowhead Estates, Revised, Section I, as shown by plat of record in Plat Book 4955, page 27 in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete description of the lands herein conveyed.

And the improvements known as 1032 Mallow Drive, Madison, TN 37115-4254

Subject to any and all easements, covenants and/or restrictions of record, said Hamilton County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, including but not limited to those shown on referenced plat, said Davidson County Register's Office.

Being the same lands conveyed to Grantors from William Douglas Ramsey and wife Celeste Tullock Ramsey by Warranty Deed dated November 3, 1992, of record at Deed Book 8778, page 634, in the Register's Office of Davidson County, Tennessee.

PARCEL ELEVEN: M/P 043-15-0-250.00

Lot No 84 on the Plan of Arrowhead Estates, Section II, as shown by plat of record in Plat Book 5050, page 83 in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete description of the lands herein conveyed.

And the improvements known as 249 Warrior Road, Madison, TN 37115-4227.

Subject to any and all easements, covenants and/or restrictions of record, said Hamilton County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, including but not limited to those shown on referenced plat, said Davidson County Register's Office.

Being the same lands conveyed to Grantors from Terrell J. Holt and wife Toshebia D. Cato-Holt by Deed dated January 31, 1994, of record at Deed Book 9240, page 160, re-recorded in Book 9278, page 758, in the Register's Office of Davidson County, Tennessee.

PARCEL TWELVE: M/P 033-08-0-058.00

Lot No. 163 on the Map of Gatewood Subdivision, Section I, as shown by plat of record in Plat Book 3300, page 49 in the Register's Office of Davidson County, Tennessee, which said lot fronts 78' on the W side of Monica Avenue and extends back 178.5' on the N line and 170.3' on the S line, to a dead line in the rear on which it measures 78'.

And the improvements known as 515 Monica Avenue, Goodlettsville, TN 37072-2728

Subject to any and all easements, covenants and/or restrictions of record, said Hamilton County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, including but not limited to those shown on referenced plat, said Davidson County Register's Office.

Being the same lands conveyed to Grantors from Bobbie Hunt Patterson and Joe Patterson by Warranty Deed dated May 29, 2001, of record as Instrument No. 20010605-0058861 in the Register's Office of Davidson County, Tennessee.

PARCEL THIRTEEN: M/P 052-08-0A-236.00-CO

Lot No. 60 on the Plan of Heron Walk, Section 4, Phase 2, as shown by plat of record in Plat Book 9700, page 687 in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete description of the lands herein conveyed.

And the improvements known as 909 Santa Maria Cv, Madison, TN 37115-6533.

Subject to any and all easements, covenants and/or restrictions of record, said Hamilton County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, including but not limited to those shown on referenced plat, said Davidson County Register's Office.

Being the same lands conveyed to Grantors from Joseph Duke Sutherland by Quitclaim Deed dated July 31, 2002, of record as Instrument No. 20020806-0094378 in the Register's Office of Davidson County, Tennessee.

PARCEL FOURTEEN: M/P 052-08-0A-033.00-CO

Lot No. 33 on the Plan of Heron Walk, Section 2, Phase 1, as shown by plat of record in Plat Book 9700, page 386 in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete description of the lands herein conveyed

And the improvements known as 1509 Santa Rosa Court, Madison, TN 37115-6514

Subject to any and all easements, covenants and/or restrictions of record, said Hamilton County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, including but not limited to those shown on referenced plat, said Davidson County Register's Office.

Being the same lands conveyed to Grantors by Quitclaim Deed dated March 15, 2021, of record as Instrument No. 2021-318-0036209 in the Register's Office of Davidson County, Tennessee. See also Instrument No. 20040818-0099809, said Davidson County records.

PARCEL FIFTEEN: M/P 024-00-0-007.01

SEE EXHIBIB "A" attached hereto and made a part hereof by reference.

Less and Except a portion of the Duke Sutherland Property described as Beginning with a new iron pin set in the N margin of Brick Church Pike and with a new line N10°33'48"W 599 18' to an iron pin; thence with a new line S80°55'48"E to a new iron pin; thence S01°29'00"E 372.36' to a new iron pin 25' to the center of Brick Church Pike the next three calls: S77°00'00"W 108 54', S73°00'00"W 233.28', thence S70°00'00"W 91 18' to the Point of Beginning, and containing 5.01 acres, more or less, and being the property conveyed to Cassandro Jo Kennerson and husband Kevin Mark Kennerson

Also less and excepted from this conveyance is the property of record in Book 5250, page 778 and property described in Book 5238, page 330, said Davidson County records.

And the improvements known as 5046 Brick Church Pike, Goodlettsville, TN 37072-9530.

Subject to any and all easements, covenants and/or restrictions of record, said Hamilton County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, said Davidson County Register's Office.

Being the same lands conveyed to Grantors from Joseph Duke Sutherland by Quitclaim Deed dated February 19, 2021, of record as Instrument No. 20211215-0165974 in the Register's Office of Davidson County, Tennessee.

PARCEL SIXTEEN: M/P 043-11-0-123.00

Lots 86 and 87 on an unrecorded plan of Anderson Estates, which said lots 86 and 87 from together 100' on the E margin of McArthur Drive and extends back between parallel lines 150' to a dead line

And the improvements known as 118 McArthur Drive, Madison, TN 37115-3015.

Subject to any and all easements, covenants and/or restrictions of record, said Hamilton County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, said Davidson County Register's Office.

Being the same lands conveyed to Grantors by Quitclaim Deed dated March 15, 2021, of record as Instrument No. 20210319-0036877 in the Register's Office of Davidson County, Tennessee. See Also Deed Book 7002, page 758, said Davidson County records.

THE GRANTEES/TRUSTEES HAVE AND RETAIN A PRESENT POSSESSORY INTEREST AND BENEFICIAL INTEREST IN THIS PROPERTY. THE TRUSTEE, individually and as Trustee, AND SUCCESSOR TRUSTEES HAVE FULL RIGHTS TO CONVEY, SELL OR ENCUMBER THE PROPERTY HEREIN SET FORTH.

IN WITNESS WHEREOF, GRANTORS have signed and sealed this deed, the day and year first above written.

JOSEPH DUKE SUTHERLAND, Grantor
(aka Joseph D. Sutherland)

GLORIA JEAN SUTHERLAND, Grantor
(aka Gloria Sutherland, aka Gloria N. Sutherland,
aka Gloria J. Sutherland, aka Gloria Jean Niles Sutherland)

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 JOSEPH DUKE SUTHERLAND (aka Joseph D. Sutherland) and wife GLORIDA JEAN SUTHERLAND (aka Gloria Sutherland, aka Gloria N. Sutherland, aka Gloria J. Sutherland, aka Gloria Jean Niles Sutherland), 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 and official seal at Goodlettsville, State of Tennessee, on January 22, 2024.

SEAL

Silke Hubbard
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County, TN

NOTARY PUBLIC
My commission expires Nov 6, 2024