QUITCLAIM DEED

Karen Johnson
Batch # 1478963
10/01/2026 08:22:10 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20261001-0090352

STATE OF Virginia
COUNTY OF Albemarle
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/31/2027 (AFFIX SEAL)

AMY SELF TOWLER NOTARY PUBLIC #7630 REG. COMMISSION EXPIRES 10/31/2027 COMMONWEALTH OF VIRGINIA

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Venerus, Trustee of the 5055 Franklin Road Land Trust	New Owner	146-10-48
(NAME)	(NAME)	
601 Taylor Place, Suite 106		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Richard Venerus, Trustee of that certain Land Trust Agreement dated December 11, 2005, ("Grantor")**, does hereby release, quit claim and convey unto **Richard Venerus, Trustee of the 5055 Franklin Road Land Trust U/A dated July 15, 2025, ("Grantee")**, all of Grantor's interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit:

Situated in the 7th, Formerly the 11th Civil District of Davidson County, Tennessee,

Beginning at a stake in the intersection of the center of Otter Creek Road and the westerly right of way line of the Nashville Interurban Railway, the northeast corner of a Tract of Land conveyed to R. T. Barrett and wife Kathryn M. Barrett, by deed from Mrs. Sarah E. Baxter of record in Book 1040, page 129, Registers office for Davidson County, Tennessee; thence North 86 ¼ degrees West with the center of said Otter Creek Road and with their northern Boundary line 750 feet more or less to Their northwest corner thence leaving said Road and with the Northern Boundary Line, of a Tract of land conveyed to Hooper Love and wife Rachel

Howell Love by deed from Sarah Elizabeth Baxter of record in Book 936, page 724, said Registers office, North 89 degrees West 850 feet, South 89 degrees west 400 feet and south 82 degrees west 258 feet to the southwest corner of the original Mrs. Elizabeth W. Phillips Tract; thence North 3 degrees east with the western boundary line of said original tract 460 feet; thence south 88 degrees east 2218 feet to a stake in the western right of way line of said interurban railway and thence south 2 ¼ degrees east with said right of way line 384 feet to the beginning. Included in the foregoing description but expressly excluded from this conveyance is the following tract of Land: Certain Real estate in Davidson County, Tennessee as follows: Land in the City of Oak Hill, Davidson County, Tennessee, described according to a survey made April 4, 1995, by Hickerson-Miller, Engineers-Surveyors, as follows:

Beginning at an iron pin and stake in the northerly line, being a fence line of the property conveyed to Lucile McCrea Evans by Deed of record in Book 1169, page 47, Registers office for said County, said iron pin and stake being 750.6 feet north 88 degrees west of the westerly right of way line of the Franklin Pike; thence south 2 degrees 19 minutes east 364.5 feet to a nail in a bottle cap in the southerly line of said property conveyed to Lucile McCrea Evans; thence north 89 degrees 55 minutes west I084 feet to an iron pin at fence corner; thence south 87 degrees 35 minutes west 180 feet to a fence post; thence south 82 degrees 40 minutes west 285 feet to a corner post, the southwesterly corner of the said Evans property; thence along the westerly line of the said Evans Property, North 2 degrees 35minutes east 460 feet to a corner post, the northwesterly line of said Evans property; thence, along the northerly line of said Evans Property, south 88 degrees east 1512 feet to the beginning, containing the rear 13.8 acres, more or less of the said Evans Property.

TRACT 2:

Being the right of way of the Nashville-Franklin Railway, formerly the Nashville Interurban Railway, lying between the lands Lucile McCrea Evans, and conveyed to her by deed from Frances Harrell Meadors, recorded in Book 1169, page 47, Registers office of Davidson County, Tennessee, and the Nashville Franklin Turnpike, said right of way begins at the intersection of Otter Creek Road and runs thence in a Northerly direction 384 feet to the Northerly boundary of the Lands of the said Lucile McCrea Evans.

BEING the same property conveyed to Robert L. Scruggs, Trustee by deed from Don Cook and wife Charmaine Cook of record in Instrument Number 20051214-0150130 in the Register's office for Davidson County, Tennessee, dated December 12, 2005 and recorded on December 14, 2005. Robert L. Scruggs was removed as Trustee and replaced with Richard Venerus of record in Instrument Number 20260622-0055634, in the Register's office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is improved property known as 5055 Franklin Road, Nashville, TN 37220.

The legal description contained herein is the same as that contained in the previous deed of record.

WITNESS MY HAND this 9th day of September 2026.

Richard Venerus

STATE OF Virginia)
COUNTY OF Albemarle)

On this 9th day of September, 2026, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Richard Venerus**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Notary Public

AMY SELF DYER NOTARY PUBLIC REG. #7630803 MY COMMISSION EXPIRES 10/31/2027 COMMONWEALTH OF VIRGINIA

Commission expires: 10/30/2027