This instrument prepared by and after recording return to:

Paul F. Soper, Esq.
2323 21st Ave. S, Suite 502
Nashville, TN 37212
615-712-6036
paul@soperlaw.net

Karen Johnson Davidson County
Batch# 189867 DEEDQC
01/30/2019 12:12:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190130-0008931

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Eleven Willow LLC 11 Willow St. Nashville, TN 37210	[Same as New Owner]	Map-Par. 093-12-0 26.00 Map-Par. 093-12-0-070.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **NANCY SCOTT TAYLOR, TRUSTEE OF THE WANDA M. SCOTT FAMILY TRUST** (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **ELEVEN WILLOW LLC** (hereinafter referred to as "Grantee"), the following described real property, to wit:

> THOSE CERTAIN TRACTS OR PARCELS of improved land lying and being in **Davidson County, Tennessee**, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

The foregoing Property is improved property located at **11 Willow Street and 151 Fairfield Ave., Nashville, Davidson County, Tennessee 37210**.

29th IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this day of January, 2019.

GRANTOR:

Nancy Scott Taylor

Nancy Scott Taylor, Trustee of the Wanda M. Scott Family Trust

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **NANCY SCOTT TAYLOR, TRUSTEE OF THE WANDA M. SCOTT FAMILY TRUST**, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she, as the surviving co-trustee, and being authorized to do so, executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of the estate by herself as surviving co-trustee.

Witness my hand and official seal this 29th day of January, 2019.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

My Commission Expires:

1/3/22

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer is **$0.00**.

Nancy Scott Taylor
Affiant

Sworn to and subscribed before me,
this 29th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 1/3/22

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

Exhibit "A"

Legal Description of Property

TRACT 1

Land in Davidson County, Tennessee, being Lot Nos. 61, 62, 63, and 64 on the Plan of Pageot's Fairfield Village, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee, being more particularly described as follows;

Beginning at an iron pin, (set), capped and stamped, CEC INC, hereinafter, iron pin (set), located at the intersection of the easterly right-of-way of Fairfield Avenue and the southerly right-of-way of Willow Street, having Tennessee State Plane Coordinates (NAD83) of North: 663902.19, East: 1745397.67; thence with the southerly right-of-way for Willow Street, South 83°52'57" East a distance of 206.00 feet to a ½" iron pin (found); thence leaving said street, with the East line of Lot 61, South 05°43'46" West a distance of 170.00 feet to a ½" iron pin (found) in the North line of Alley #151; thence with the North line of said alley, North 83°52'39" West a distance of 226.00 feet to an iron pin (set) on the easterly right-of-way for Fairfield Avenue; thence with said easterly right-of-way for Fairfield Avenue, North 12°26'43" East a distance of 171.02 feet to the point of beginning and containing 0.84 acres, more or less. Said survey dated December 28, 2018, by Stephen Vander Horst, Registered Land Surveyor Tennessee No. 3041, 325 Seaboard Lane, Suite 170, Franklin, TN 37067.

Being the same property conveyed to JACK D. SCOTT and wife, WANDA M. SCOTT from MATLOCK TRUCK BODY AND TRAILER CORPORATION by deed of record in Book 5124, page 555, dated March 4, 1977, said Register's Office. JACK D. SCOTT and wife, WANDA M. SCOTT conveyed to JACK D. SCOTT, a Fifty Percent (50%) undivided interest and wife, WANDA M. SCOTT, a Fifty Percent (50%) undivided interest, each to hold such interest as his or her sole and individual property as a tenant in common with the other by deed of record in Book 9769, page 663, dated August 18, 1995, said Register's Office. WANDA M. SCOTT further conveyed her interest to JACK D. SCOTT by deed of record in Book 10535, page 430, dated July 18, 1997, said Register's Office. JACK D. SCOTT having since died on or about August 19, 1997. Pursuant to the LAST WILL AND TESTAMENT of JACK D. SCOTT, probated in the Probate Court of Williamson County, Tennessee, Probate No. P-97-1945, WANDA M. SCOTT was appointed Executrix to fulfill the provisions of the LAST WILL AND TESTAMENT of JACK D. SCOTT. WANDA M. SCOTT, Executrix of the Estate of JACK D. SCOTT conveyed to WANDA M. SCOTT and NANCY SCOTT TAYLOR, as CO-TRUSTEES OF THE JACK D. SCOTT FAMILY TRUST by Quitclaim Deed of record in Book 11328, page 684, dated January 1, 1999, said Register's Office. The said WANDA M. SCOTT has since died and by the terms of her Last Will and Testament admitted for probate under Docket No. P9675, in the Chancery Court of Williamson County, Tennessee, exercised the Limited Power of Appointment giver to her under the Last Will and Testament of JACK D. SCOTT, which directs that the assets of the JACK D. SCOTT FAMILY TRUST by distributed to the WANDA M. SCOTT FAMILY TRUST. NANCY SCOTT TAYLOR is named Trustee under said Trust. Said

property having been further conveyed to NANCY SCOTT TAYLOR, TRUSTEE OF THE WANDA M. SCOTT FAMILY TRUST, by Quitclaim Deed from NANCY SCOTT TAYLOR, SURVIVING CO-TRUSTEE OF THE JACK D. SCOTT FAMILY TRUST, of record as Instrument No. 201901300008929, dated January 29, 2019, Register's Office for Davidson County, Tennessee.

TRACT 2

Land in Davidson County, Tennessee, being parts of Lot Nos. 1 and 2 on the Map of Pageot's Plan of Fairfield Village, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee, being more particularly described as follows;

Beginning at an iron pin, (set), capped and stamped, CEC INC, hereinafter, iron pin (set), located at the intersection of the easterly right-of-way of Fairfield Avenue and the south boundary of Alley #151, having Tennessee State Plane Coordinates (NAD83) of North: 663715.54, East, 1745356.48; thence with the southerly boundary of said alley, South 83°52'39" East a distance of 50.00 feet to an iron pin, (set); thence leaving said alley, South 05°17'56" West a distance of 50.00 feet to a an iron pin, (set); thence North 83°56'17" West a distance of 56.26 feet to an iron pin, (set) in the easterly right-of-way of Fairfield Avenue; thence with said easterly right-of-way of Fairfield Avenue, North 12°26'43" East a distance of 50.36 feet to the point of beginning, and containing 0.06 acres, more or less. Said survey dated December 28, 2018, by Stephen Vander Horst, Registered Land Surveyor Tennessee No. 3041, 325 Seaboard Lane, Suite 170, Franklin, TN 37067.

Being the same property conveyed to JACK D. SCOTT and wife, WANDA M. SCOTT from MATLOCK TRUCK BODY AND TRAILER CORPORATION by deed of record in Book 5124, page 558, dated March 4, 1977, said Register's Office. JACK D. SCOTT and wife, WANDA M. SCOTT conveyed to JACK D. SCOTT, a Fifty Percent (50%) undivided interest and wife, WANDA M. SCOTT, a Fifty Percent (50%) undivided interest, each to hold such interest as his or her sole and individual property as a tenant in common with the other by deed of record in Book 9769, page 659, dated August 18, 1995, said Register's Office. WANDA M. SCOTT further conveyed her interest to JACK D. SCOTT by deed of record in Book 10535, page 428, dated July 18, 1997, said Register's Office. JACK D. SCOTT having since died on or about August 19, 1997. Pursuant to the LAST WILL AND TESTAMENT of JACK D. SCOTT, probated in the Probate Court of Williamson County, Tennessee, Probate No. P-97-1945, WANDA M. SCOTT was appointed Executrix to fulfill the provisions of the LAST WILL AND TESTAMENT of JACK D. SCOTT. WANDA M. SCOTT, Executrix of the Estate of JACK D. SCOTT conveyed to WANDA M. SCOTT and NANCY SCOTT TAYLOR, as CO-TRUSTEES OF THE JACK D. SCOTT FAMILY TRUST by Quitclaim Deed of record in Book 11328, page 688, dated January 1, 1999, said Register's Office. The said WANDA M. SCOTT has since died and by the terms of her Last Will and Testament admitted for probate under Docket No. P9675, in the Chancery Court of Williamson County, Tennessee, exercised the Limited Power of

Appointment giver to her under the Last Will and Testament of JACK D. SCOTT, which directs that the assets of the JACK D. SCOTT FAMILY TRUST by distributed to the WANDA M. SCOTT FAMILY TRUST. NANCY SCOTT TAYLOR is named Trustee under said Trust. Said property having been further conveyed to NANCY SCOTT TAYLOR, TRUSTEE OF THE WANDA M. SCOTT FAMILY TRUST, by Quitclaim Deed from NANCY SCOTT TAYLOR, SURVIVING CO-TRUSTEE OF THE JACK D. SCOTT FAMILY TRUST, of record as Instrument No. 201901300008929, dated January 29, 2019, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21
Notary' Seal (if on paper)

