THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 234136 DEEDQC
05/23/2019 11:46:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190523-0048975

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER T.C.A. § 67-4-409(a)(3)(A)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Karl E. Peters 4425 Sheppard Place Brentwood, TN 37205	Same	103-06-0-257.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ANN M. PETERS, for the express purpose of terminating a tenancy by the entirety between herself and her spouse, KARL E. PETERS, pursuant to Tennessee Code Annotated §66-1-110, and thereby vesting fee simple title in the subject property to KARL E. PETERS, by these presents does hereby remise, release and quitclaim unto KARL E. PETERS, his heirs and assigns, all of her right, title and interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

This instrument and the interest hereby released and quitclaimed is subject to the same limitations, restrictions and encumbrances as may affect the premises including an Abstract of Lease and Option To Purchase Real Estate of record in Instrument No. 20131231-0130979, Register's Office for Davidson County, Tennessee.

This description is prepared from information furnished to the preparer without the benefit of a title examination and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20th day of May 2019

ANN M. PETERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ANN M. PETERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 20th day of May 2019.

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/8/2019

EXHIBIT "A"

Being Lot No. 2 on the Plan of Kimbro West Revised Subdivision, as of record in Book 6200, page 585, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point located on the easterly right of way margin of White Bridge Road, being 348.93 feet north of the northerly right of way margin of Knob Road; thence leaving said margin, south 82 degrees 57 minutes 14 seconds east 149.34 feet to a point; thence south 9 degrees 01 minutes 35 seconds west 203.29 feet to a point; thence south 87 degrees 15 minutes east 126.77 feet to a point; thence with a curve to the left having a radius of 30.0 feet and a length of 47.12 feet to a point; thence north 2 degrees 45 minutes east 117.01 feet to a point; thence north 2 degrees 54 minutes west 120.96 feet to a point; thence with a curve to the left having a radius of 30.0 feet and a length of 43.69 feet to a point; thence north 86 degrees 20 minutes west 53.08 feet to a point; thence south 8 degrees 09 minutes west 54.12 feet to a point; thence north 86 degrees 20 minutes west 31.40 feet to a point; thence south 9 degrees 01 minutes 35 seconds west 15.0 feet to a point; thence north 82 degrees 57 minutes 14 seconds west 150.57 feet to a point in the eastern right of way margin of White Bridge Road; thence with said right of way southerly and with a curve to the right having a radius of 1960.0 feet and a length of 25.0 feet to the point of beginning, containing 0.97 acres, more or less.

Being the same property conveyed by Warranty Deed from KIMBRO OIL COMPANY, a Tennessee corporation, to KARL E. PETERS, dated January 30, 1987, of record in Book 7126, page 548, as re-recorded in Book 7244, page 402, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from KARL E. PETERS to WHITE BRIDGE AUTO WASH, LLC, dated December 19, 2003, of record in Instrument No. 20031230-0183469, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from WHITE BRIDGE AUTO WASH, LLC to KARL E. PETERS and wife, ANN M. PETERS, dated July 30, 2015, of record in Instrument No. 20150807-0078896, Register's Office for Davidson County, Tennessee.

This is improved property known as 212 White Bridge Pike, Nashville, Tennessee 37209.