THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

B. Foster, LLC
1206 Perkins Lane
Franklin, TN 37069

Send Tax Bill to:
Owner

Map-Parcel Numbers:
128-07-0-001.00
128-07-0-013.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Jennifer Crowell
Affiant

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 6th day of May, 2019.

Notary Public

My Commission Expires:
1/17/21

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **James A. Fleming, Jr. and wife, Jan M. Fleming,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM **Unto B. Foster, LLC, a Tennessee limited liability company** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 7766 Sawyer Brown Road, Nashville, TN 37221. & 7768 Sawyer Brown Road, Nashville, TN 37221

IN WITNESS WHEREOF, the undersigned has executed this instrument this 6th day of May, 2019.

James A. Fleming, Jr.

Jan M. Fleming

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Karen Johnson Davidson County
Batch# 262128 DEEDQC
07/25/2019 09:50:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190725-0073048

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Fleming, Jr. and Jan M. Fleming**, the Grantor, 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 purposes therein contained.

Witness my hand and official seal this 6th day of May, 2019.

My commission expires: 11/7/24 Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Tract I:

Being Lot No. 10A Zone Lot Division of Clunan Heights, Section 2, as of record in Plat Book 6250, page 362, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Tract II:

Being Lot No. 10B Zone Lot Division of Clunan Heights, Section 2 as of record in Plat Book 6250, page 362, in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to James A. Fleming, Jr. and wife, Jan M. Fleming by Special Warranty Deed from Geoffrey John Ashworth, Executor of the Estate of James Crispin Ashworth of record in Instrument No. 20171103-0113057; said Register's Office for Davidson County, Tennessee, dated November 1, 2017 and recorded on November 3, 2017.

JMF