THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

Karen Johnson Davidson County
Batch# 267544 DEEDQC
08/07/2019 08:20:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190807-0078276

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

JAMES G. DAVENPORT, AFFIANT

Subscribed and sworn to before me, this 19 day of July 2019.

NOTARY PUBLIC
My Commission Expires: 11-8-2022

CAMILLE FUSTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 11-8-2022

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Amanda Beth Davenport, TRUSTEE 9424 Cave Springs Drive Brentwood, TN 37027	New Owner	Map and Parcel Nos.: 096-02-0-011.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, James G. Davenport, member of GB Davenport, LLC, a Tennessee limited liability company, ("Grantor") do hereby quitclaim, transfer and convey unto Amanda Beth Davenport, Trustee of the James Gregory Davenport Irrevocable CG Investment Services Trust, created June 12, 2019, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson State of Tennessee, identified below and more particularly described in Exhibit "A" hereto.

This is improved property known as 2831 Lebanon Pike, Nashville, TN 37214, and more particularly described as follows:

See Exhibit A

Being the same property conveyed to GB Davenport, LLC from Wauford Associates, Inc. by Warranty Deed recorded in the Register's Office of said county and state at Instrument Number 2016407-0033267.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 19 day of July 2019.

JAMES G. DAVENPORT, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **JAMES G. DAVENPORT**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19 day of July 2019.

Notary Public

My Commission Expires: 11-8-2022

CAMILLE FUSTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

EXHIBIT A
Legal Description

Being a tract of land lying in the First Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a nail with brass washer set at the intersection of the South Right-of-Way of Lebanon Pike and East margin of a 15 foot un-named alley or Right-of-Way, said nail being the Northeast corner of the herein described tract.

Thence, with said un-named Right-of-Way, SOUTH 06 DEGREES 08 MINUTES 38 SECONDS WEST, 176.60 feet to an old 0.25 inch iron rod, said point being a common corner with BARRETT, M. LEE, JR., as recorded in Instrument Number 20090123-0005885 in the Register's Office of Davidson County, Tennessee;

Thence, with said Barrett's North line, NORTH 83 DEGREES 19 MINUTES 45 SECONDS WEST, 84.93 feet to a 0.75 inch iron rod, said point being a common corner with YOUNG'S PROPERTIES L.L.C., as recorded in Instrument Number 20020318-0033250 in the Register's Office of Davidson County, Tennessee;

Thence, NORTH 05 DEGREES 22 MINUTES 38 SECONDS EAST, 148.65 feet to an iron rod set, said point defining said Right-of-Way of Lebanon Pike;

Thence, with said Right-of-Way, with a curve turning to the left with an arc length of 91.18 feet, a radius of 522.59 feet, a chord bearing of NORTH 78 DEGREES 46 MINUTES 38 SECONDS EAST, and a chord length of 91.07 feet, which is the point of beginning and containing 13,865 Square Feet, or 0.32 Acres, as prepared by Weatherford and Associates, LLC, P.O. Box 8248, Hermitage, TN 37076, Paul G. Weatherford, RLS#1941, dated April 9, 2014, revised April 10, 2014.

BEING the same property conveyed to Wauford Associates, Inc., by Warranty Deed from Penney L. Robinson, dated April 11, 2014, and of record Instrument No. 20140414-0030925, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2831 Lebanon Pike, Nashville, Tennessee 37214.