THIS INSTRUMENT PREPARED BY: Stephanie J. Edwards Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444 Karen Johnson Davidson County Batch# 339988 DEEDQC 01/07/2020 01:43:30 PM 6 pgs Fees: $32.00 Taxes: $0.00 20200107-0002203	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is NONE. Affiant Subscribed and sworn to before me, this 6th day of January, 2020. Notary Public My Commission Expires:

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
James Oron Dotson, Jr., Trustee 1500 River Rd. Ashland City, TN 37015	SAME	Tracts 1&2: 101 00 0 201.00 Tract 3: 114 00 0 095.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, James O. Dotson, Jr. and Henry Etta Dotson (aka Henryetta H. Dotson), hereinafter called the Grantor, for the purpose of transferring the Grantor's 100% ownership interest in the subject real property to the James and Henry Etta Dotson Trust dated November 21, 2019, established by the Grantor, do hereby remise, release and quitclaim unto James Oron Dotson, Jr. as the Trustee of the James and Henry Etta Dotson Trust dated November 21, 2019, and to his successor in trust, hereinafter called the Grantee, and the Grantee's successors, heirs

and assigns, all of the Grantor's right, title and interest in a certain tracts or parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 24th day of December, 2019.

JAMES O. DOTSON, JR.

Henry Etta Dotson

HENRY ETTA DOTSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James O. Dotson, Jr. and Henry Etta Dotson, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand this 24th day of December, 2019.

Annette Mayes
Notary Public

My Commission Expires: Jan 4, 2021

EXHIBIT A
Legal Description

TRACT 1

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 101, ASSESSOR'S OFFICE, LYING SOUTH OF RIVER ROAD IN DAVIDSON COUNTY, NASHVILLE, TENNESSEE AND BEING TRACT ONE OF THE WILLIAM SULLIVAN DIVISION. BOUNDED IN GENERAL BY RIVER ROAD ON THE NORTH; WILLIAM SULLIVAN TRACT ON THE EAST, LUTHER E. CULLUM ON THE SOUTH, AND JACKIE DIANE HAMM ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTH MARGIN OF RIVER ROAD (30' FROM THE CENTER) BEING THE NORTHEAST CORNER OF JACKIE DIANE HAMM (REF INSTRUMENT NUMBER 20000131 PAGE 9516 R.O.D.C.), THENCE LEAVING HAMM AND WITH THE SOUTH MARGIN OF RIVER ROAD, N76°34'10"E 144.32' TO AN IRON PIN SET, THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS; DELTA = 12°'00'26", RADIUS = 1348.73'; ARC = 282.65', TANGENT 141.85'; CHORD = N82°34'23"E 282.13' TO AN IRON PIN SET; THENCE N88°34'36"E 128.87' TO AN IRON PIN SET; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS: DELTA = 09°57'10"; RADIUS = 607.97'; ARC = 105.61' TANGENT = 52.94' CHORD = N83° 36' 01"E 105.48' TO AN IRON PIN SET, THE NORTHWEST CORNER OF TRACT TWO OF WILLIAM SULLIVAN DIVISION; THENCE LEAVING RIVER ROAD AND WITH TRACT TWO'S WEST LINES S19°43'15"E 200.00' TO AN IRON PIN SET; THENCE S41°01'22"W 489.04' TO AN IRON PIN SET IN AN ANCIENT FENCE, LUTHER E. CULLUM'S NORTH LINE (REF DEEDBOOK 3405 PAGE 361 R.O.D.C.); THENCE LEAVING TRACT TWO AND WITH CULLUM'S FENCE LINE N76°24'17"W 72.97' TO AN IRON PIN SET; THENCE S84°46'57"W 77.38' TO AN IRON PIN SET; THENCE S69°27'58"W 84.56' TO AN IRON PIN SET; THENCE S76°26'12"W 111.88' TO AN IRON PIN SET, THE SOUTHEAST CORNER OF THE AFOREMENTIONED JACKIE DIANE HAMM; THENCE LEAVING CULLUM AND WITH HAMM'S LINE N07°04'52"w 522.04' TO THE POINT OF BEGINNING, CONTAINING 7.00 ACRES, MORE OR LESS AND BEING A PORTION OF WILLIAM F. SULLIVAN PROPERTY AS RECORDED IN DEEDBOOK 6664 PAGE 756 AND DEEDBOOK 10681 PAGE 189 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE, R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE, 37062 AND DATED SEPTEMBER 27, 2002.

SEWAGE DISPOSAL EASEMENT

IN FAVOT OF LOT 2 OF THE WILLIAM SULLIVAN DIVISION AND SUBJECTING LOT 1 OF WILLIAM SULLIVAN DIVISION IS A SEWAGE DISPOSAL EASEMENT WITH RIGHT OF ENTRY FOR CONSTRUCTION OF A SEWAGE DISPOSAL SYSTEM AND REPAIR DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN, THE NORTHEAST CORNER OF LOT 1 OF WILLIAM SULLIVAN DIVISION AND THE NORTHWEST CORNER OF LOT 2 OF WILLIAM SULLIVAN DIVISION ON THE SOUTH MARGIN OF RIVER ROAD (30'

FROM THE CENTER) THENCE LEAVING RIVER ROAD AND WITH LOT 2'S WEST LINE S19°43'15"E 200.00' TO AN EXISTING IRON PIN; THENCE S41°01'22"W 116.45' TO A POINT; THENCE N19°43'15"W 281.80' TO AN EXISTING IRON PIN ON THE SOUTH MARGIN OF RIVER ROAD; THENCE WITH THE SOUTH MARGIN OF RIVER ROAD WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS: DELTA = 09°57'10"; RADIUS = 607.97'; ARC – 105.61'; TANGENT = 52.94'; CHORD = N83°36'01"E 105.48' TO THE POINT OF BEGINNING.

TRACT 2

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 101, ASSESSOR'S OFFICE, LYING SOUTH OF RIVER ROAD IN DAVIDSON COUNTY, NASHVILLE, TENNESSEE AND BEING TRACT TWO OF THE WILLIAM SULLIVAN DIVISION. BOUNDED IN GENERAL BY RIVER ROAD ON THE NORTH; WILLIAM SULLIVAN TRACT THREE ON THE EAST, LUTHER E. CULLUM ON THE SOUTH, AND WILLIAM SULLIVAN TRACT ONE ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTH MARGIN OF RIVER ROAD (30' FROM THE CENTER) BEING LOCATED N82°35'49"E 659.28' FROM THE NORTHEAST CORNER OF JACKIE DIANE HAMM (REF INSTRUMENT NUMBER 20000131 PAGE 9516 R.O.D.C.), THENCE LEAVING TRACT ONE OF THE WILLIAM SULLIVAN DIVISION AND WITH THE SOUTH MARGIN OF RIVER ROAD WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA = 22°49'41"; RADIUS = 607.97'; ARC = 242.23'; TANGENT = 122.74'; CHORD = N67° 12' 35"E 240.63' TO AN IRON PIN SET; THENCE N55°47'45"E 39.42' TO AN IRON PIN SET, THE NORTHWEST CORNER OF TRACT THREE OF WILLIAM SULLIVAN DIVISION; THENCE LEAVING RIVER ROAD AND WITH TRACT THREE'S WEST LINES S18°44'05"E 545.44' TO AN IRON PIN SET IN AN ANCIENT FENCE, LUTHER E. CULLUM'S NORTH LINE9REF DEEDBOOK 3405 PAGE 361 R.O.D.C.); THENCE LEAVING TRACT THREE AND WITH CULLUM'S FENCE LINE S65°10'58"W 58.05' TO AN IRON PIN SET; THENCE S63°07'15"W 123.52' TO AN IRON STAKE IN THE FENCE; THENCE S55°43'20"W 106.80' TO AN IRON PIN SET; THENCE S75°38'28"W 52.44 TO AN IRON PIN SET; THENCE S72°09'28"W 117.89 TO AN IRON PIN SET; THENCE S83°09'28"W 88.03' TO AN IRON PIN SET; THENCE N76°24'17"W 186.84' TO AN IRON PIN SET, THE SOUTHEAST CORNER OF TRACT ONE OF THE WILLIAM SULLIVAN DIVISION; THENCE LEAVING CULLUM AND WITH THE EAST LINE OF TRACT ONE N41°01'22"E 489.04' TO AN IRON PIN SET; THENCE N19°43'15"W 200.00' TO THE POINT OF BEGINNING, CONTAINING 5.50 ACRES, MORE OR LESS AND BEING A PORTION OF WILLIAM F. SULLIVAN PROPERTY AS RECORDED IN DEEDBOOK 6664 PAGE 756 AND DEEDBOOK 10681 PAGE 189 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE, R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE, 37062 AND DATED SEPTEMBER 27, 2002.

Tracts 1 and 2 being the same property conveyed to James O. Dotson, Jr. and wife, Henryetta H. Dotson, by deed from William F. Sullivan, of record as Instrument #20030210-0018156, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 12.5 acres, more or less, Nashville, TN 37209.

TRACT 3

Beginning at a point in the Sawyer Brown Road, same being the Northwest corner of the J.D. Hendricks tract, and Northeast corner of the Fred Mayo lot, stake in line on West margin of road; thence with Mayo and Baptist Church lot, North 85° 30' West 170 feet more or less to the center line of U.S. Highway 70 North, stake in line on margin of Highway; thence with Highway, North 46° 30' East 120 feet to a point in Highway; thence leaving Highway, North 64° West passing under center of the T.V.A. line at 319 feet, in all 386 feet to a stake on the northerly margin of a 15 foot road, Lizzie N. Hulan's corner; thence with her line, North 47° East 353 feet more or less to a stake, the division corner between H. P. Hulan and his brother, E.O. Hulan; thence with said division line, South 64° East 373 feet more or less to the center line of U.S. Highway 70 North; stake in line on North-westerly margin of Highway; thence with center of said Highway, South 46° 30' West 279 feet to a point in Highway at the intersection of the Sawyer Brown Road; thence with said Sawyer Brown Road, South 14° East 146 feet to the point of beginning containing 3.37 acres, more or less; AND EXPRESSLY EXLUDED FROM THE ABOVE TRACT IS THE FOLLOWING PORTION OF THE SAID 3.37 ACRE TRACT:

A part of the said 3.37 acre tract described as follows: Beginning at a point in the center line of U.S. 70 North Highway, southwesterly corner of the E.O. Hulan 3.37 acre lot, stake in line on northwesterly margin of Highway; thence with center line of Highway south 43° 30' west 344 feet to point in highway; thence leave highway with a fence and northeast margin of an old 15 foot road north 64° west 386 feet to an iron stake in fence; thence north 47° east 353 feet to a stake, E.O. Hulan's corner of the 3.37 acre tract or lot; thence with southwesterly line of said lot, south 64° east 373 feet to point of beginning, containing 2.34 acres gross more or less, or 1.30 acres net more or less.

Being the same property conveyed to James O. Dotson, Jr. and wife, Henry Etta Doston, by deed from Ruby A. Hulan, of record in Book 5157, page 237, Register's Office for Davidson County, Tennessee.

This is improved property known as 7501 Charlotte Pike, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, Bryan Howard, 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.

Bryan Howard

Bryan Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dianne Jaynes, a notary public for this county and state, Bryan Howard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dianne Jaynes

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

