Karen Johnson Davidson County
Batch# 344013 DEEDQC
01/15/2020 03:27:17 PM 7 pgs
Fees: $42.00 Taxes: $0.00

20200115-0005595

Prepared by, and after recording return to:
Patricia R. Young
Perrone & Young
109 Westpark Drive, Suite 330,
Brentwood, TN 37027
615 / 373.6910

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
Robbie Davenport DeGeorge; Troy Wayne Davenport; Albert L. Watson, Jr. c/o 708 Caldwell Drive Goodlettsville TN 37072	Same	Map and Parcel No. 0-93-06-3-072.00

State of Tennessee)
County of Davidson)

The actual consideration or value for this transfer, whichever is greater, is $0.00.

Robbie Davenport DeGeorge
AFFIANT

AMY L. SOWNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

Personally appeared before me, sworn to and subscribed before me this 13th day of January 2020.

Amy L. Sowney
NOTARY PUBLIC

My commission expires: 03/08/2021

To establish the current co-tenant's interest in and to the following described real property, and for no monetary consideration, we, **Robbie Davenport DeGeorge, Troy Wayne Davenport**, and **Albert L. Watson, Jr.** (the "Grantors"), do hereby quitclaim and convey unto **Bryan K. Williams, Trustee**, (the "Grantee"), his heirs and assigns, all of our right, title and interest in and to the following described tract or parcel of land in Nashville, Davidson County, Tennessee, described on **Exhibit A** hereto (the "Property"), incorporated herein by reference.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the Property.

THIS IS IMPROVED PROPERTY KNOWN AS:
424, 426, 428 Broadway and 105 Fifth Avenue North, Nashville, Davidson County, Tennessee 37203-3931

And now, I, the said **Bryan K. Williams, Trustee**, for the express purpose of establishing the current tenants in common of the Property, as set out hereinabove, do hereby quitclaim and convey unto **Robbie Davenport DeGeorge** a fifty percent (50%) undivided tenant in common interest; **Troy Wayne Davenport** a twenty-five percent (25%) undivided tenant in common interest; and **Albert L. Watson, Jr.** a twenty-five percent (25%) undivided tenant in common interest, their heirs, successors, and assigns, the Property as described on **Exhibit A**, to which reference is here made, and the Property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the Property, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this 15th day of January 2020.

GRANTORS:

_____
ROBBIE DAVENPORT DeGEORGE (50%)

_____
TROY WAYNE DAVENPORT (25%)

Albert L. Watson Jr.
ALBERT L. WATSON, JR. (25%)

_____
BRYAN K. WILLIAMS, Trustee

THIS IS IMPROVED PROPERTY KNOWN AS:
424, 426, 428 Broadway and 105 Fifth Avenue North, Nashville, Davidson County, Tennessee 37203-3931

And now, I, the said **Bryan K. Williams, Trustee**, for the express purpose of establishing the current tenants in common of the Property, as set out hereinabove, do hereby quitclaim and convey unto **Robbie Davenport DeGeorge** a fifty percent (50%) undivided tenant in common interest; **Troy Wayne Davenport** a twenty-five percent (25%) undivided tenant in common interest; and **Albert L. Watson, Jr.** a twenty-five percent (25%) undivided tenant in common interest, their heirs, successors, and assigns, the Property as described on **Exhibit A**, to which reference is here made, and the Property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the Property, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this 15th day of January 2020.

GRANTORS:

ROBBIE DAVENPORT DeGEORGE (50%)

TROY WAYNE DAVENPORT (25%)

ALBERT L. WATSON, JR. (25%)

BRYAN K. WILLIAMS, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Robbie Davenport DeGeorge**, the bargainor, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of January —, 2020.

AMY L. SOWNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Amy L. Sowney
NOTARY PUBLIC

My commission expires: 3/8/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Troy Wayne Davenport**, the bargainor, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of January —, 2020.

Amy L. Sowney
NOTARY PUBLIC

My commission expires: 3/8/2021

AMY L. SOWNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Albert L. Watson, Jr.**, the bargainor, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of January ~~____~~, 2020.

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My commission expires: 04.10.22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Bryan K. Williams**, **Trustee**, the bargainor, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that he, as Trustee, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of January ~~____~~, 2020.

Amy L. Sowney

NOTARY PUBLIC

My commission expires: 3/8/2021

AMY L. SOWNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

EXHIBIT A TO QUITCLAIM DEED

LEGAL DESCRIPTION

Two tracts or parcels of land in the 19th Council District of Davidson County, Tennessee, as follows:

TRACT 1

Being part of Lot No. 81 on the Original Plan of the Town of Nashville, Tennessee, not of record, described as follows:

Beginning at the northeast corner of Broadway and 5th Avenue North, formerly Summer Street, and running thence with the northerly side of Broadway eastwardly 35 feet 8 inches, more or less, to E. S. Brugh's southwest corner; thence with his westerly line northwardly 130 feet to a 10 foot alley; thence with the southerly margin of said alley westwardly 35 feet 8 inches, more or less, to the easterly side of said 5th Avenue North, and thence with the easterly side of said 5th Avenue North southwardly 130 feet to the beginning.

TRACT 2

Being part of Lot No. 81 on the Original Plan of the Town of Nashville, not of record, described as follows:

Beginning on the norther margin of Broadway, formerly Broad Street, at a point 35 feet 8 inches east of the easterly margin of 5th Avenue North, formerly Summer Street, said point being the southeast corner of the lot formerly owned by Hodges and Richards; thence with the northerly margin of Broadway, eastwardly 32 feet 10 inches; thence northwardly 130 feet to the southerly margin of an alley; thence with said alley, westwardly 32 feet 10 inches to the N. E. corner of said Hodges and Richards' lot; thence with the easterly line of said lot southwardly 130 feet to the beginning.

Being the same property conveyed to Mary Jean Davenport, Johnny W. Davenport, James E. Davenport and Robbie Davenport DeGeorge by deed from Mary Jean Davenport, Johnny W. Davenport, James E. Davenport and Robbie Davenport DeGeorge through Earl J. Porter, Jr., Trustee, dated November 4, 1982, of record in Book 5963, page 388, said Register's Office. The said James E. Davenport died testate on July 7th, 1985. Pursuant to the terms and conditions of his Last Will and Testament filed for Probate in the Probate Court for Davidson County, Tennessee in the matter of the Estate of James Edward Davenport, Docket No. 77258, the decedent's one-fourth undivided interest in the said property became vested in Diane Ross a/k/a Diane Bruce Ross. Ownership and title to the said property is now vested in Mary Jean Davenport, Johnny W. Davenport, Robbie Davenport DeGeorge and Diane Bruce Ross, as tenants in common, each owning a one-fourth undivided interest. The said Mary Jean Davenport having since died testate on or about January 27, 2007. Her will was admitted to probate

in the Probate Court for Sumner County, Tennessee, under Docket No. 2007-PR264, bequeathing her twenty-five percent (25%) undivided interest in the Property to her daughter, Robbie Davenport DeGeorge. The Said Johnny W. Davenport died intestate in Williamson County, Tennessee on or about July 1, 2012, His twenty-five percent (25%) undivided interest was inherited by his sons. See also Affidavit of Heirship of record in Instrument No. 20200115-0005593, dated 12-31-2019. Diane Bruce Ross died testate on August 18, 2017, and her will was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee under Docket No. 17P1506. Her sole beneficiary was her husband, Albert L. Watson, Jr. (25%) undivided interest.