QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 364877 DEEDQC
02/28/2020 09:18:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200228-0022327

BRENDA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is inheritance.
Subscribed and sworn to before me on this 20th day of February, 2020.

Don H Ware Jr

Brenda Clark
Notary Public
My Commission Expires: 07-09-2022

NEW OWNER:
Michael Scott Ware
3525 Robbin's Nest Road
Thompson Station, TN 37179

SEND TAX BILLS TO:
Michael Scott Ware
3525 Robbin's Nest Road
Thompson Station, TN 37179

MAP-PARCEL NUMBERS
94-0-042

Decedent, Don H. Ware, Sr., ("Decedent") died on August 31, 2019, in Glynn County, Georgia, leaving a Last Will and Testament executed on November 23, 2009, with a First Codicil executed on December 15, 2017. The Will was admitted to probate in Glynn County, Georgia in the matter of *The Estate of Don H, Ware, Sr.*, Estate No. PR020066. An Ancillary proceeding was filed in Davidson County, Tennessee in the matter of *In Re: Muniment of Title Probate of the Last Will and Testament of Don H. Ware, Sr.*, Case Number 20P260. The Executor, by signing this Deed, releases any rights the estate may have to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the provisions of the Last Will & Testament and First Codicil of Don H. Ware, Sr., Don H. Ware, Jr., as Executor of the Estate of Don H. Ware, Sr., hereinafter referred to as "Grantor", does hereby transfer and convey to Grantee, Michael Scott Ware, hereinafter referred to as "Grantee", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Tract 4A on the survey of River Hills Industrial Park dated November 1, 1979 by A&A Engineers, Inc., and being more particularly described as follows:

Beginning at a point in the westerly margin of Spence Lane at the Southeast corner of River Hills Industrial Park of record in Book 4660, Page 70, Register's Office for Davidson County, Tennessee;

Thence North 58 deg. 36 min. 35 sec. West 308.25 feet to a point; thence North 07 deg. 34 min. 10 sec. East 113.72 feet to a point; thence North 45 deg. 03 min. 12 sec. West 327.7 feet to a point; thence South 02 deg. 29 min. West 470.92 feet to a point; thence South 84 deg. 30 min. West 202.3 feet to a point; thence South 24 deg. 54 min. East 273.59 feet to a point; thence North 76 deg. 29 min. 24 sec. East 603.21 feet to a point in the westerly margin of Spence Lane, being the southeast corner of the said Tract and the northeast corner of Tract 4 on the said survey of A&A Engineers, Inc., thence with the westerly margin of Spence Lane 48.54 feet to a point in the said westerly margin of Spence Lane; thence continuing with the westerly margin of said right-of-way 43.66 feet to the point of beginning and containing 5.2 acres, more or less.

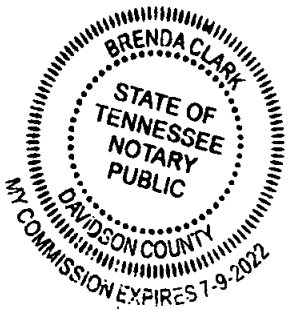
This being the same property conveyed from Limited Liability Limited Partnership Agreement of the Don H. Ware Family, LLLP to Don H. Ware by deed dated December 30, 2011, of record at Official Record Book Instrument No. 20111230-0102011, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This is improved property known as 125 Spence Lane, Nashville, Tennessee 37210.

WITNESS MY HAND on this the 20th day of February, 2020.



Don H Ware Jr

DON H. WARE, JR.,
Executor of the Estate of Don H. Ware, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DON H. WARE, JR., Executor of the Estate of Don H. Ware, Sr., with whom I am personally acquainted, and who acknowledged that he executed the instrument for the purposes therein contained.

Subscribed and sworn to before me on this 20th day of February, 2020.

Brenda Clark

NOTARY PUBLIC
My Commission Expires: 07-09-2022

Document Prepared By:
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