QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 379518 DEEDQC
03/30/2020 03:36:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200330-0034123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00.

Eugene Ervine Woolsey

Subscribed and sworn to before me, this the 27th day of March, 2020.

J. THOMAS CHEMEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: **January 8, 2024**

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP (CTH), 222 Second Avenue South, Suite 2000, Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Eugene Ervine Woolsey 1000 18th Avenue South Nashville, Tennessee 37212	Same	104-04-0-087.00

WHEREAS, by Warranty Deed, dated February 28, 1984, of record in Book 6243, Page 145, Register's Office for Davidson County, Tennessee, the property described herein was conveyed to TexTenn Company ("TexTenn"), a Tennessee general partnership composed of George H. Strait ("Strait") and Eugene Ervine Woolsey ("Woolsey"); and

WHEREAS, by Quitclaim Deed, dated March 1, 1989, of record in Book 7786, page 195, said Register's Office, Constance L. Woolsey, conveyed all of her right, title and interest (if any) in the property described herein to Woolsey;

WHEREAS, pursuant to that certain Partnership Interest Transfer Agreement ("Agreement"), of even date herewith, Strait has agreed to sell and Woolsey has agreed to purchase all of Strait's partnership interests in TexTenn, leaving Woolsey the owner of one hundred percent (100%) of the partnership interests in TexTenn.

WHEREAS, Strait and Woolsey, as general partners of TexTenn, desire to execute this deed for the purpose of winding up the business of TexTenn and distributing the property described herein in accordance with the Agreement.

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **TEXTENN COMPANY**, a Tennessee general partnership (hereinafter the "Grantor"), hereby quitclaims and conveys unto **EUGENE ERVINE WOOLSEY** (hereinafter the "Grantee"), his heirs and assigns, all right, title and interest of TexTenn Company in and to all that tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of M.R. Shields Subdivision of Lot No. 4 on the O.B. Hayes Tract of record in Book 57, Page 60, Register's Office for Davidson County, Tennessee.

Said No. 1 of record in Book 57, Page 60, said Register's Office, fronts 48 feet on the easterly margin of 18th Avenue South, and runs back between parallel lines with the southerly margin of Grand Avenue, 150 feet to an alley.

Being the same property conveyed to TexTenn Company, a partnership composed of George H. Strait and Eugene Ervine Woolsey, by Warranty Deed, dated February 28, 1984, of record in Book 6243, Page 145, Register's Office for Davidson County, Tennessee. Being further conveyed to Eugene Ervine Woolsey by Quitclaim Deed from Constance L. Woolsey, dated March 1, 1989, of record in Book 7786, page 195, said Register's Office.

This is improved property known as 1000 18th Avenue South, Nashville, Tennessee 37212.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 20th day of March, 2020.

GRANTOR:

TEXTENN COMPANY,
a Tennessee general partnership

By:_____
Eugene Ervine Woolsey, General Partner

By:_____
George H. Strait, General Partner

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of M.R. Shields Subdivision of Lot No. 4 on the O.B. Hayes Tract of record in Book 57, Page 60, Register's Office for Davidson County, Tennessee.

Said No. 1 of record in Book 57, Page 60, said Register's Office, fronts 48 feet on the easterly margin of 18th Avenue South, and runs back between parallel lines with the southerly margin of Grand Avenue, 150 feet to an alley.

Being the same property conveyed to TexTenn Company, a partnership composed of George H. Strait and Eugene Ervine Woolsey, by Warranty Deed, dated February 28, 1984, of record in Book 6243, Page 145, Register's Office for Davidson County, Tennessee. Being further conveyed to Eugene Ervine Woolsey by Quitclaim Deed from Constance L. Woolsey, dated March 1, 1989, of record in Book 7786, page 195, said Register's Office.

This is improved property known as 1000 18th Avenue South, Nashville, Tennessee 37212.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 20th day of March, 2020.

GRANTOR:

TEXTENN COMPANY,
a Tennessee general partnership

By: Eugene Ervine Woolsey
Eugene Ervine Woolsey, General Partner

By:_____
George H. Strait, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Eugene Ervine Woolsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he is a General Partner of TexTenn Company, a Tennessee general partnership, the grantor hereunder, and is authorized by the grantor to execute this instrument on behalf of the grantor and that he executed the foregoing instrument as a General Partner for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the ____ day of March, 2020.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF Texas
COUNTY OF Bexar

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George H. Strait, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he is a General Partner of TexTenn Company, a Tennessee general partnership, the grantor hereunder, and is authorized by the grantor to execute this instrument on behalf of the grantor and that he executed the foregoing instrument as a General Partner for the purposes therein contained.

Witness my hand and seal, at office in San Antonio, Texas, this the 24th day of March, 2020.

Linda Bean
NOTARY PUBLIC

My Commission Expires:

LINDA BEAN
NOTARY PUBLIC
ID# 129117506
State of Texas
Comm. Exp. 09-12-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Eugene Ervine Woolsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he is a General Partner of TexTenn Company, a Tennessee general partnership, the grantor hereunder, and is authorized by the grantor to execute this instrument on behalf of the grantor and that he executed the foregoing instrument as a General Partner for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 21 day of March, 2020.

NOTARY PUBLIC

My Commission Expires: January 8, 2024

J. THOMAS CHENEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George H. Strait, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he is a General Partner of TexTenn Company, a Tennessee general partnership, the grantor hereunder, and is authorized by the grantor to execute this instrument on behalf of the grantor and that he executed the foregoing instrument as a General Partner for the purposes therein contained.

Witness my hand and seal, at office in _____, _____, this the ____ day of March, 2020.

NOTARY PUBLIC

My Commission Expires:

True Copy Certification

I, Kristie Putman, 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.

Kristie Putman
Signature

State of Tennessee

County of Davidson

Personally appeared before me, KAREN HILLEBRAND a notary public for this county and state, Kristie Putman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen H Hillebrand
Notary's Signature

My Commission Expires: 1/3/22
Notary' Seal (if on paper)

