THIS INSTRUMENT WAS PREPARED BY:
Jonathan Williams, Attorney
LARRY R. WILLIAMS, PLLC
315 Deaderick Street, Suite 1510
Post Office Box 190632
Nashville, Tennessee 37219-0532
615-256-8880

Karen Johnson Davidson County
Batch# 467390 DEEDQC
09/01/2020 08:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200901-0098919

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
John F. Cawthon 4010 Valley Road Nashville, TN 37205	John F. Cawthon 4010 Valley Road Nashville, TN 37205	07101010200

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 which is hereby acknowledged, the undersigned, TALBOTS VIEW, LLC, a Tennessee limited liability company, hereinafter the Grantor, by these presents does hereby quitclaim, transfer and convey unto JOHN F. CAWTHON, an unmarried person, hereinafter the Grantee, his successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land in Davidson County, Tennessee, more particularly described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being "Reserved Parcel A," of Section One, Trinity Hills Village, as of record in Plat Book 4175, Page 62, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at a pk nail set at the intersection of the northerly right-of-way line of West Trinity Lane, 85 feet in width, and the easterly right-of-way line of Monticello Drive, 50 feet in width;

Thence leaving the northerly right-of-way line of West Trinity Lane with the easterly right-of-way line of Monticello Drive, North 15 deg 42 min 47 sec East, 287.96 feet to an iron rod set at the TRUE POINT OF BEGINNING;

Thence continuing with the easterly right-of-way line of Monticello Drive, with a curve to the left, along an arc length of 137.27 feet, the central angle of which is 25 deg 31 min 53 sec, the radius of which is 308.05 feet, the chord of which is North 02 deg 56 min 50 sec East, 136.14 feet to an iron rod set at the intersection of the southerly right-of-way line of Avondale Circle, 50 feet in width;

Thence leaving the easterly right-of-way line of Monticello Drive, with the southerly right-of-way line of Avondale Circle, with a curve to the right, along an arc length of 35.47 feet, the central angle of which is 81 deg 17 min 23 sec, the

radius of which is 25.00 feet, the chord of which is North 30 deg 49 min 35 sec East, 32.57 feet to an existing iron rod;

Thence North 71 deg 28 min 17 sec East, 3.80 feet to an existing concrete monument;

Thence with a curve to the right, along an arc length of 166.80 feet, the central angle of which is 42 deg 28 min 31 sec, the radius of which is 225.00 feet, the chord of which is South 87 deg 17 min 28 sec East, 163.01 feet to an iron rod set, at a corner common with Lot 1 of said Section One, Trinity Hills Village, also being the property of Sheila W. Deberry, as of record in Instrument Number: 20170616-0060614, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Avondale Circle, with the westerly property line of said Lot 1, South 23 deg 54 min 11 sec West, 25.45 feet to an existing iron rod;

Thence South 07 deg 01 min 23 sec West, 136.07 feet to an existing iron rod;

Thence with a line through the property of Talbots View, LLC, as of record in Instrument Number: 20140714-0061862, at the Register's Office for Davidson County, Tennessee, South 89 deg 41 min 14 sec East, 163.17 feet to the POINT OF BEGINNING. Containing 28,406 square feet or 0.652 acres more or less.

Being the same property conveyed to Talbots View, LLC by quitclaim deed combine tax ID parcels as of record in Instrument Number: 20200720-0079065, at the Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 28th day of August 2020.

Talbots View, LLC
A Tennessee limited liability company

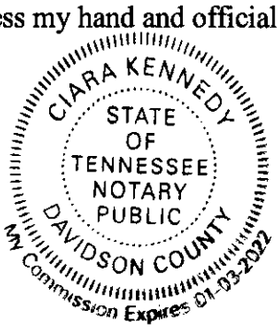
By: John F Cawthon, Pres.

JOHN F. CAWTHON, PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN F. CAWTHON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 28th day of August 2020.



Ciara Kennedy
Notary Public
My Commission Expires: 1/3/2022

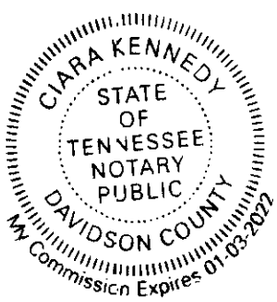
AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero ($0.00) Dollars.

John F Cawthon
AFFIANT

Sworn to and subscribed before me, this 28th day of August 2020.



Ciara Kennedy
Notary Public
My Commission Expires: 1/3/2022