Karen Johnson Davidson County
Batch# 494661 DEEDQC
10/14/2020 11:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201014-0119318

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, October 13, 2020.

Notary Public

My Commission Expires: 10-17-2023

New Owner Address:
William C. Sanders, Jr., Trustee
1420 3rd Ave S
Nashville, TN 37210

Send Tax Bills To:
Same

Map-Parcel Number
107 01 0 024.00

QUITCLAIM DEED

William C. Sanders ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **William C. Sanders, Jr., Trustee of The William C. Sanders, Jr. Revocable Living Trust, dated September 21, 2018** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow.>

819060.1/020180651

WITNESS my hand on this day, 8.31, 2020.

William C. Sanders, Jr.

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William C. Sanders, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, 8.31, 2020.

Notary Public

My Commission Expires: Nov 8, 2023

819060.1/020180651

EXHIBIT A

A tract of land in the First Civil District of Davidson County, Tennessee, located at an intersection and between Dabbs Avenue and Air Lane Drive, south of Elm Hill Pike, being Lot No. 1A as of shown on Metropolitan Industrial Park, Phase II, Section Two as of record in Book 5190, page 49, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the south margin of Air Lane Drive said point being the easterly end of a curve from Dabbs Avenue, said point also being 260 feet, more or less southeasterly from the southerly margin of Elm Hill Pike; thence with said margin of Air Lane drive with a curve to the left 300.00 feet to a point, said curve having a radius of 530.00 feet, a central angle of 32° 26' in a tangent distance of 154.13 feet; thence, leaving said margin with a line radial to said curve S. 00° 57" W., 75.00 feet to a point; thence with a line at right angles to Dabbs Avenue, S. 42° 09' W, 121.86 feet to the northerly margin of said Dabbs Avenue; thence with said margin N. 47° 51" W. 277.56 feet to a point; thence continuing with said margin with a curve to the right 41.70 .feet to a point, said curve having a radius of 195.00 feet, a central angle of 12° 15' and tangent distance of 20.93 feet; thence with a curve to the right typing into said Air Lane Drive 69.59 feet to the point of beginning, said curve having a radius of 25.00 feet, a central angle of 159° 30' and tangent distance of 138.20 feet, containing 0.80 cares, more or less.

Being the same property conveyed to William C. Sanders, Jr. from Trustees for United Brotherhood of Carpenters & Joiners of America, Local No. 223 AFL-CIO, by warranty deed of record as Instrument No. 20190104-0001094, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This is improved property commonly known as 1811 Air Lane Drive, Nashville, TN 37210.

True Copy Certification

I, Rob Hazard, 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Rob Hazard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day October 13, 2020.

Notary's Signature

My Commission Expires: 10/17/2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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