RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 515067 DEEDQC
11/12/2020 10:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201112-0133094

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 29th day of October, 2020.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

PREPARED BY AND RETURN TO:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Try Properties 15114 LLC P.O. Box 1643 Brentwood, TN 37024	New Owners	161 00 0 151.00

This Indenture is made and effective on the 29th day of October, 2020 by and between SUSAN R. BOWLING, Trustee of the D. H. PEPPERS 2012 IRREVOCABLE TRUST (***"Grantor"***) and TRY PROPERTIES 15114 LLC, a Tennessee limited liability company (***"Grantee"***).

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quit claims to Grantee a fifty-four percent (54%) undivided interest in Grantor's interest in the following described real estate, situated in the County of Davidson, State of Tennessee:

Being land in the Sixth (6th) Civil District of Davidson County, Tennessee, being part of the land shown on the Section II revision of Plan of Hickory Plaza, prepared by Barge, Waggoner & Sumner, Engineers dated April 8, 1976, and more fully described as follows:

Commencing in the West margin of Nolensville Road at a point 50 feet north of a highway monument at the intersection of Old Hickory Boulevard and said road; thence running South 84 degrees 59' West a distance of 192.00 feet to a point; thence running South 05 degrees 01' East a distance of 143.71 feet to a point in the North margin of Old Hickory Boulevard; thence running South 83 degrees 10' West a distance of 108.94 feet to a point; thence running with a curve having a central angle of 02 degrees 19' 23" and a radius of 2,769.53 feet, 112.29 feet to the point of BEGINNING; thence running with a curve having a central angle of 90 degrees 31' 19" and a radius of 25.00 feet, 39.50 feet to a point; thence running North 05 degrees 01' 56" West a distance of 83.31 feet to a point; thence running with a curve having a central angle of 90 degrees 00' 56" and a radius of 50 feet, 78.55 feet to a point; thence

running South 84 degrees 59' West a distance of 215.57 feet to a point; thence running South 00 degrees 46' 33" West a distance of 145.15 feet to a point in the North margin of Old Hickory Boulevard; thence running with a curve having a central angle of 05 degrees 17' 10" and a radius of 2,769.53 feet, a distance of 255.52 feet to the point of BEGINNING, containing 0.95 acres, more or less.

Being the same property conveyed to K. R. Stanfill and D. H. Peppers by warranty deed from Rodney I. Wise and wife, Shirley Ann Wise, dated March 13, 1981, and recorded March 16, 1981 in Book 5721, Page 534, in the Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Susan Bowling, as Trustee of the D. H. Peppers 2012 Irrevocable Trust dated June 5, 2012, by Quitclaim Deed from D. H. Peppers, dated May 15, 2018 and recorded May 17, 2018 in Instrument No. 20180517-0047301, in the Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Susan Bowling, Trustee of the D. H. Peppers 2012 Irrevocable Trust by Executor's Deed from Laurie J. Stanfill, Executor of the Estate of Kenneth R. Stanfill, dated September 13, 2019 and recorded September 16, 2019 in Instrument No. 20190916-0093703, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 15114 – 15120 Old Hickory Blvd., Nashville, TN 37211.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused this Quitclaim Deed to be executed as of the 29th day of October, 2020.

GRANTOR:

Susan R. Bowling

Susan R. Bowling, Trustee of the D. H. Peppers 2012 Irrevocable Trust

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, SUSAN R. BOWLING, 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 for the purposes therein contained, and who further acknowledged that such person is the Trustee of the D. H. Peppers 2012 Irrevocable Trust and is authorized and empowered to execute this instrument on behalf of such trust and in such capacity.

Witness my hand, at office, this 29th day of October, 2020.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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.

Ryan Gardner

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, RYAN GARDNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-30-21

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY