Karen Johnson Davidson County
Batch# 567077 DEEDQC
02/03/2021 12:37:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20210203-0015649

QUITCLAIM DEED

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $0.00. Melissa Ann Foster Affiant Subscribed and sworn to before me, this the 2 day of February, 2021. Brandy Gomaz Notary Public My commission expires: 7-5-21

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
428 Williams, LLC 2305 Cruzen Street Nashville, TN 37211	New Owner	See Exhibit B

FOR AND IN CONSIDERATION of the sum of $0.00, GEORGE NICHOLAS SPIVA, TRUSTEE OF THE GEORGE NICHOLAS SPIVA TRUST DATED MAY 13, 2019, by these presents does hereby quitclaim and convey unto 428 WILLIAMS, LLC, a Delaware limited liability company, his successors and assigns, all his right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is unimproved property.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 24 day of February 2021.

Trustee

GEORGE NICHOLAS SPIVA, TRUSTEE OF THE GEORGE NICHOLAS SPIVA TRUST DATED MAY 13, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George Nicholas Spiva ("Trustee"), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Trustee of The George Nicholas Spiva Trust Dated May 13, 2019 ("the Trust"), the within named bargainor, and that as such Trustee of the Trust, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the George Nicholas Spiva, Trustee of the Trust.

Witness my hand and seal, at office in Nashville Tennessee, this the 2 day of February, 2021.

Kymberly J Warrington
NOTARY PUBLIC

My Commission Expires: June 17, 2024

4822-9906-1464, v. 3

Exhibit A

SITUATE IN THE CITY OF NASHVILLE, THE 8TH COUNCIL DISTRICT OF DAVIDSON COUNTY AND THE STATE OF TENNESSEE AND BEING ALL OF LAND IN THE NAME OF O.I.C. HOMES AT 428 WILLIAMS AVENUE 3RD AS RECORDED IN AM-20201204-0141008 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 5/8" IRON PIN AND CAP ON THE COMMON CORNER OF LOTS 201 AND 203 OF HERITAGE SQUARE, PHASE 2, AS RECORDED IN PB 5200, PG 378;

THENCE ALONG SAID SOUTHERLY LINE OF LOT 201 OF HERITAGE SQUARE, PHASE 2, AND IN PART ALONG LOTS 301-310 OF HERITAGE SQUARE, PHASE 3, AS RECORDED IN PB 5200, PG 744, SOUTH 83°04'46" EAST, A DISTANCE OF 510.91 FEET TO A FOUND 1/2" IRON PIN (WITHOUT CAP) ON THE NORTHWESTERLY CORNER OF LOT 43 OF HERITAGE VIEW, SECTION 3, AS RECORDED IN 6050, PG 744;

THENCE ALONG THE WESTERLY LINE OF SAID HERITAGE VIEW, SECTION 3, SOUTH 06°44'17" WEST, A DISTANCE OF 352.49 FEET TO A SET 5/8" IRON PIN AND CAP ON THE NORTHEASTERLY CORNER OF PART OF LOT 4 OF GEE LANDS PARK, AS RECORDED IN PB 332, PG 74, IN THE NAME OF WILLIAM A MORRIS, ET UX, AS RECORDED IN DB-00008132-0000792;

THENCE ALONG SAID MORRIS LANDS THE FOLLOWING 2 (TWO) COURSES:
1. NORTH 83°00'43" WEST, A DISTANCE OF 200.00 FEET TO A SET 5/8" IRON PIN AND CAP;
2. SOUTH 06°44'18" WEST, A DISTANCE OF 705.00 FEET TO A SET 5/8" IRON PIN AND CAP ON THE NORTHERLY LINE OF WILLIAMS AVENUE, PASSING A SET 5/8" IRON PIN AND CAP AT 674.81 ON THE NORTHERLY RIGHT-OF-WAY LINE;

THENCE ALONG SAID WILLIAMS AVENUE, NORTH 83°00'42" WEST, A DISTANCE OF 209.00 FEET TO A SET 5/8" IRON PIN AND CAP ON THE SOUTHEASTERLY CORNER OF LANDS IN THE NAME OF BENIGNO NOVO, AS RECORDED IN DB-00005152-000533;

THENCE ALONG SAID NOVO LANDS THE FOLLOWING 2 (TWO) COURSES:
1. NORTH 06°44'18" EAST, A DISTANCE OF 200.00 FEET TO A SET 5/8" IRON PIN AND CAP, PASSING A SET 5/8" IRON PIN AND CAP AT 29.27 ON THE NORTHERLY RIGHT-OF-WAY LINE;
2. NORTH 83°00'42" WEST, A DISTANCE OF 100.00 FEET TO A SET 5/8" IRON PIN AND CAP ON THE EASTERLY LINE OF HERITAGE VILLAGE CONDOS, SECTION 1, AS RECORDED IN MA-00004758-0000179;

THENCE ALONG SAID HERITAGE VILLAGE CONDOS, SECTION 1, AND IN PART ALONG LOT 208 OF THE AFOREMENTIONED HERITAGE SQUARE, PHASE 2, NORTH 06°44'31" WEST, A DISTANCE OF 499.48 FEET TO A SET 5/8" IRON PIN AND CAP;

THENCE ALONG LOTS 208-203 OF THE HERITAGE SQUARE, PHASE 3, NORTH 06°25'36" EAST, A DISTANCE OF 357.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.6647 ACRES (0.1426 WITHIN R/W) OF LAND AND BEING SUBJECT TO ALL OTHER EASEMENTS, ENCUMBRANCES, RIGHTS, RESERVATIONS OR MATTERS OF TITLE THAT MAY AFFECT THE SUBJECT PARCEL.

NORTH AND BEARING SYSTEM IS REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD83(12a) AND IS BASED ON GPS OBSERVATIONS (OPUS SOLUTION OP1572867943271) USING A SPECTRA SP80 RECEIVER DURING A SURVEY PERFORMED BY BA LAND PROFESSIONALS ON 11/04/2019.

ALL MONUMENTS CALLED TO BE SET ARE 5/8" X 24" REBAR WITH YELLOW PLASTIC IDENTIFICATION CAPS STAMPED "BA LAND PROFESSIONALS." THIS SURVEY AND DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF DONOVAN P. BENSON, TENNESSEE RLS #3046.

THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT TO OLD REPUBLIC TITLE INSURANCE COMPANY IN COMMITMENT NUMBER 209022 DATED NOVEMBER 25, 2020.

Being the same property conveyed to GEORGE NICHOLAS SPIVA, TRUSTEE OF THE GEORGE NICHOLAS SPIVA TRUST DATED MAY 13, 2019, by deed from MONETTA R. BULLION, TRUSTEE OF THE JOINT REVOCABLE LIVING TRUST OF EUNICE O. BULLION AND MONETTA R. BULLION DATED 10-9-98, of record in Instrument No. 20190702-0064056, dated June 28, 2019, said Register's Office.

Exhibit B

CO Parcel		042120C90000CO
1	300 Walker Terrace	042120C00100CO
2	302 Walker Terrace	042120C00200CO
3	304 Walker Terrace	042120C00300CO
4	306 Walker Terrace	042120C00400CO
5	308 Walker Terrace	042120C00500CO
6	310 Walker Terrace	042120C00600CO
7	312 Walker Terrace	042120C00700CO
8	314 Walker Terrace	042120C00800CO
9	316 Walker Terrace	042120C00900CO
10	320 Walker Terrace	042120C01000CO
11	322 Walker Terrace	042120C01100CO
12	324 Walker Terrace	042120C01200CO
13	326 Walker Terrace	042120C01300CO
14	328 Walker Terrace	042120C01400CO
15	330 Walker Terrace	042120C01500CO
16	332 Walker Terrace	042120C01600CO
17	334 Walker Terrace	042120C01700CO
18	336 Walker Terrace	042120C01800CO
19	338 Walker Terrace	042120C01900CO
20	318 Walker Terrace #1	042120C02000CO
21	318 Walker Terrace #2	042120C02100CO
22	318 Walker Terrace #3	042120C02200CO
23	318 Walker Terrace #4	042120C02300CO
24	318 Walker Terrace #5	042120C02400CO
25	318 Walker Terrace #6	042120C02500CO
26	318 Walker Terrace #7	042120C02600CO
27	318 Walker Terrace #8	042120C02700CO
28	318 Walker Terrace #9	042120C02800CO
29	318 Walker Terrace #10	042120C02900CO
30	318 Walker Terrace #11	042120C03000CO
31	318 Walker Terrace #12	042120C03100CO
32	318 Walker Terrace #13	042120C03200CO
33	318 Walker Terrace #14	042120C03300CO
34	318 Walker Terrace #15	042120C03400CO
35	318 Walker Terrace #16	042120C03500CO
36	318 Walker Terrace #17	042120C03600CO
37	318 Walker Terrace #18	042120C03700CO
38	318 Walker Terrace #19	042120C03800CO
39	318 Walker Terrace #29	042120C03900CO
40	318 Walker Terrace #28	042120C04000CO
41	318 Walker Terrace #27	042120C04100CO
42	318 Walker Terrace #26	042120C04200CO
43	318 Walker Terrace #25	042120C04300CO
44	318 Walker Terrace #24	042120C04400CO
45	318 Walker Terrace #23	042120C04500CO
46	318 Walker Terrace #22	042120C04600CO

47	318 Walker Terrace #21	042120C04700CO
48	318 Walker Terrace #20	042120C04800CO
49	500 Williams Woods Ct	042120C04900CO
50	502 Williams Woods Ct	042120C05000CO
51	504 Williams Woods Ct	042120C05100CO
52	506 Williams Woods Ct	042120C05200CO
53	508 Williams Woods Ct	042120C05300CO
54	510 Williams Woods Ct	042120C05400CO
55	512 Williams Woods Ct	042120C05500CO
56	514 Williams Woods Ct	042120C05600CO
57	501 Williams Woods Ct	042120C05700CO
58	503 Williams Woods Ct	042120C05800CO
59	505 Williams Woods Ct	042120C05900CO
60	507 Williams Woods Ct	042120C06000CO
61	509 Williams Woods Ct	042120C06100CO
62	511 Williams Woods Ct	042120C06200CO
63	513 Williams Woods Ct	042120C06300CO
64	515 Williams Woods Ct	042120C06400CO
65	516 Williams Woods Ct	042120C06500CO
66	518 Williams Woods Ct	042120C06600CO
67	520 Williams Woods Ct	042120C06700CO
68	522 Williams Woods Ct	042120C06800CO
69	524 Williams Woods Ct	042120C06900CO
70	526 Williams Woods Ct	042120C07000CO
71	528 Williams Woods Ct	042120C07100CO
72	530 Williams Woods Ct	042120C07200CO
73	517 Williams Woods Ct	042120C07300CO
74	519 Williams Woods Ct	042120C07400CO
75	521 Williams Woods Ct	042120C07500CO
76	523 Williams Woods Ct	042120C07600CO

True Copy Certification

I, Melissa Foster, do hereby make oath that I am 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.

Melissa Foster

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Melissa Foster, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brandy Gomaz

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

