This Instrument prepared by:
Inter Vivos, PLLC
100 N. State Street, Suite B
Lindon, UT 84042

NEW OWNER ADDRESS:
Howald Family Trust
210 Madison Station Blvd
Madison, Tennessee 37115

SEND TAX BILL:
Howald Family Trust
210 Madison Station Blvd
Madison, Tennessee 37115

MAP AND PARCEL:
Tract 1: 04216005900
Tract 2: 04216023400
Tract 3: 04216005700

Karen Johnson Davidson County
Batch# 578105 **DEEDQC**
02/25/2021 09:38:28 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20210225-0023613

QUIT CLAIM DEED

We, **BRIAN A. HOWALD, SR. and CAROL A. HOWALD, husband and wife**, Grantors, hereby Quitclaim for the sum of One and no/100 Dollars, to Grantees **BRIAN ANDREW HOWALD AND CAROL ANN HOWALD, TRUSTEES OF THE HOWALD FAMILY TRUST dated December 7, 2020, and any amendments thereto**, their heirs and assigns, certain tracts or parcels of land all of our rights, title and interest in and to the certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN.

This is improved properties known as PARCEL I; TRACT ONE: 208 Douglas Street, Madison, TN 37115, TRACT TWO: 214 Douglas Street, Madison TN 37115, and PARCEL II: 216 Douglas Street, Madison, TN 37115.

This is the legal description obtained from the recorded Deeds of record.

And now **Brian A. Howald, Sr. and Carol A. Howald, husband and wife**, for the express purpose of carrying out the intent of this conveyance, as above set out above, does hereby Quitclaim and convey all our rights, title and interest to **BRIAN ANDREW HOWALD AND CAROL ANN HOWALD, TRUSTEES OF THE HOWALD FAMILY TRUST dated December 7, 2020, and any amendments thereto**, their heirs and assigns, and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand of said Grantors this 11th day of February, 2021.

Brian A. Howald, Sr.

Carol A. Howald

ADRIENNE P. BOWLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Brian A. Howald, Sr. and Carol A. Howald with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 11th day of February, 2021.

Notary Public

My commission expires: 07-03-2023

ADRIENNE P. BOWLING
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 11th day of February, 2021.

Notary Public

My commission expires: 07-03-2023

ADRIENNE P. BOWLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PARCEL I:

TRACT ONE: **208 Douglas Street, Madison, TN 37115**

Land in Davidson County, Tennessee, and being described as Lot No. 50 of the Douglas-Levine Subdivision of record in Book 547, page 44, Register's Office for said County, and also being described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated October 13, 1983, and known as Job No. 83-288, as follows:

Beginning at an iron pin in the westerly margin of Douglas Street, said iron pin being the northeast corner of the property being described and also being in common corner with Lot No. 51 of the Douglas-Levine Subdivision of record in Book 547, page 44, Register's Office for said County; thence South 11 deg. 52" 53" West 100.00 feet with said westerly margin of Douglas Street to an iron pin, said iron pin being the northeast corner of the re-subdivision of Lot 49 of the Douglas-Levine Subdivision of record in Book 4060, page 193, Register's office for said County; thence North 77 deg. 54' 54" West 269.58 feet with the northerly line of said re subdivision of Lot 49 to an iron pin in the easterly margin of a Louisville and Nashville Railroad Company right-of-way; thence North 17 deg. 12' 32" East 101.40 feet with said easterly margin of L & N Railroad to an iron pin, another common corner with the aforementioned Lot 51; thence with the southerly line of said Lot 51 South 77 deg. 41' 44" East 260.7 feet to the point of beginning.

TRACT TWO: 214 **Douglas Street, Madison, TN 37115**

Land in the Second District of Davidson County, Tennessee, being a portion of the property of Donald A. Reed and wife, described according to a survey by Donald R. Carver, Surveying, Tennessee No. 271, on July 7, 1989, as follows:

Beginning at a PK nail on the northern line of Lot "A" of the Re-subdivision of Lot 49 of the Douglas Levine Subdivision, as of record in Plat Book 4060, page 193, Register's Office for Davidson County, Tennessee, said point being North 77 deg. 54' 54" West, 44.50 feet from the northeast corner of Lot "A"; thence leaving northern line of Lot "A", South 12 deg. 05' 06" West, 10.00 feet to a PK Nail; thence paralleling the northern line of Lot "A", North 77 deg. 54% 54" West, 225.98 feet to an iron pin in the eastern margin of the L & N/SCL Railroad System; thence with the margin of Railroad System, North 17 deg. 12' 40" East, 10.04 feet to an iron pin; thence leaving Railroad System margin, South 77 deg. 54' 54" East, 225.08 feet to the point of beginning.

Being the same property conveyed to Brian A. Howald, Sr. and wife, Carol A. Howald Quitclaim Deed from Brian D. Gilmore and Ladonna A. Gilmore, husband and wife, of record in Instrument, No. 20110707-0052066, Register's Office for Davidson County, Tennessee.

PARCEL II: 216 Douglas Street, Madison, TN 37115

Land in Davidson County, Tennessee, and being Lot No. "A" of the Resubdivision of Lot No. 49 of the Douglas Levine Subdivision, as of record in Plat Book 4060, page 193, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor, No. 823, dated October 3, 1983, and known as Job No. 83-288, as follows:

Beginning at an iron pin in the westerly margin of Douglas Street, said margin being 40' from the center line of said street, said point of beginning being the southeast corner of this tract and also being the northeast corner of Lot "B" of the Resubdivision of Lot 49 of the Douglas Levine Subdivision, as of record in Plat Book 4060, page 193, Register's Office for Davidson County, Tennessee; thence leaving the margin of said Douglas Street and with the northerly line of said Lot "B", N 78 deg. 07'07* W 274.32 feet to a set iron pin in the easterly margin of the Louisville and Nashville Railroad; thence leaving said Lot "B" and with the margin of said Railroad, N 17 deg. 12' 40" E 51.18 feet to a set iron pin; thence leaving the margin of said Railroad, S 77 deg. 54' 51" E 269.58 feet to a set iron pin in the westerly margin of Douglas Street; thence with said margin of Douglas Street, S 11 deg. 52' 53" W 50.00 feet to the point of beginning, containing 0.31 acres (13,729 square feet), more or less.

INCLUDED BUT EXPRESSLY EXCLUDED from the above legal description, as follows: Land in the Second District of Davidson County, Tennessee, being a portion of the property of Donald A. Reed and wife, described according to survey by Donald R, Carver, Surveying, Tennessee No. 271, on July 7, 1989, as follows:

Beginning at a PK nail on the northern line of Lot "A" of the Re-subdivision of Lot 49 of the Douglas Levine Subdivision, as of record in Plat Book 4060, page 193, Register's Office for Davidson County, Tennessee, said point being North 77 deg. 54' 54" West, 44.50 feet from the northeast corner of Lot "A"; thence leaving northern line of Lot "A", South 12 deg. 05' 06" West, 10.00 feet to a PK Nail; thence paralleling the northern line of Lot "A", North 77 deg. 54' 54" West, 225.98 feet to an iron pin in the eastern margin of the L & N/SCL Railroad System; thence with the margin of Railroad System, North 17 deg. 12' 40" East, 10.04 feet to an iron pin; thence leaving Railroad System margin, South 77 deg. 54' 54" East, 225.08 feet to the point of beginning

Being the same property conveyed to Brian A. Howald, Sr. and wife, Carol A. Howald Quitclaim Deed from Brian D. Gilmore and Ladonna A. Gilmore, husband and wife, of record in Instrument, No. 20110707-0052066, Register's Office for Davidson County, Tennessee.