NEW OWNERS:

David C. Watkins, Jr. & Karen R. Watkins,
Trustees of the Watkins 2021 Community
Property Trust
6060 Vanderbilt Road
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owners

Map/Parcel 075 06 0 108.00
Map/Parcel 095-04-0-186-00
Map/Parcel 095-04 0 054.00
Map/Parcel 095-04 0 053.00
Map/Parcel 095-04-0-052.00
Map/Parcel 094-09 0 061.00
Map/Parcel 094-09 0 063.00
Map/Parcel 094-10-0/026-00
Map/Parcel 095 04 0 051.00

THIS INSTRUMENT PREPARED BY:

ROCHELLE, McCULLOCH & AULDS
P.L.L.C.
109 North Castle Heights Avenue
Lebanon, TN 37087

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 694382 DEEDQC
08/11/2021 10:09:05 AM 8 pgs
Fees: $42.00 Taxes: $0.00

20210811-0108232

FROM INFORMATION
SUPPLIED BY THE PARTIES
NO TITLE OPINION REQUESTED

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **DAVID C. WATKINS, JR., and wife, KAREN R. WATKINS,** do hereby convey and quitclaim unto **DAVID C. WATKINS, JR., and KAREN R. WATKINS, TRUSTEES OF THE WATKINS 2021 COMMUNITY PROPERTY TRUST UNDER AGREEMENT DATED**

following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

SEE EXHIBIT "A'

WITNESS OUR SIGNATURES this 15th day of July, 2021.

DAVID C. WATKINS, JR.

KAREN R. WATKINS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, DAVID C. WATKINS, JR. and wife, KAREN R. WATKINS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of July, 2021.

Notary Public

My commission expires: 5-21-2025

T.C.A. § 67-4-409(a)(3)(F) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, the instrument being used to evidence transfer of title to the property to a revocable living trust created by transferors.

EXHIBIT A

Tract 1:
Land in Davidson County, Tennessee, being **Lot No. 1** on the Revision to the Resubdivision of Lots Nos. C3, C4 and C5 of Hermitage Estates, Parcel "B", of record in Plat Book 7900, Page 328, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David C. Watkins, Jr. by Warranty Deed from Royal Elm Properties, a Tennessee general partnership, dated March 29, 2017, and of record in Instrument Number **20170331-0031568**, in the Register's Office for Davidson County, Tennessee.

Tract 2:
A tract of land in the 3rd Civil District of Davidson County, Tennessee, being a part of a lot marked "Warwick" on the Plan of Eva Mor Heights as of record in Book 1424, Page 149, Register's Office for said County, and being a part of Lot No. 6 on the map of Vaughn and Ellis Lands, as of record in Book 332, Page 172 and Page 173, said Register's Office, and described according to a survey made by J. R. Wauford and Company, Engineers, April 1959, as follows:

Beginning at a point in the south margin of Lebanon Pike 175 feet east of the east margin of Graylynn Drive, being the northeast corner of the lot conveyed to Esso Standard Oil Company by deed of record in Book 2447, Page 631, Register's Office for said County; thence south 2 degrees 13' east a distance of 175 feet to an iron pin; thence south 87 degrees 30' east a distance of 59.9 feet to an iron pin; thence north 3 degrees 50' west a distance of 175.0 feet to a post in the southerly margin of said pike; thence with the south margin of said pike north 87 degrees 30' west a distance of 55.0 feet to the point of beginning.

Being the same property conveyed to David C. Watkins, Jr. and Karen R. Watkins, husband and wife, by warranty deed from B J Real Estate, LLC, dated March 31, 2016, of record in Instrument Number **20160404-0031695**, Register's Office for Davidson County, Tennessee.

Tract 3:
Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Joel S. Boyd's Subdivision, not of record, described according to a survey made by John M. Sullivan, County Surveyor, April 4, 1949, as follows:

Beginning in the center of Lebanon Pike, at a point 53.5 feet East of the Northeast corner of the property conveyed to L. E. Johnson by deed from Joel S. Boyd and wife, of record in Book 1654, Page 198, Register's Office for said County, being the corner of Lots Nos. 3 and 4; thence with the line between said two lots, South 7° 30' East 259 feet; thence North 81° 20' East 49.8 feet to the corner of Lots

Nos. 4 and 5; thence with the line between said two lots, North 7° 01' West 260.2 feet to the center of said Pike, thence with the center of said Pike, South 80° 09' West 52.3 feet to the beginning.

This conveyance is made subject to a 20 foot right-of-way for an alley across the rear of Lots 3 to 9 inclusive, and an easement for public utilities, as shown by John M. Sullivan, County Surveyor, April 4, 1949.

Being the same property conveyed to David C. Watkins, Jr. and Karen R. Watkins, husband and wife, by deed from The Moreland Family Living Trust, dated June 4, 2008, of record in Instrument Number **20080612-0060781**, Register's Office for Davidson County, Tennessee.

Tract 4:
Land in Davidson County, Tennessee, lying and being in the 3rd Civil District of said County, being Lot No. 3 of the Joel S. Boyd's Subdivision, not of record, and described according to a survey made by John M. Sullivan, County Surveyor, April 4, 1949, as follows:

Beginning at a point in the center line of the Lebanon Road at the common corner of Lots Nos. 2 and 3, being the Northeast corner of the property conveyed to L. E. Johnson by deed of record in Book 1645, Page 198, Register's Office for said County; thence with the line between said lots, South 7 degrees 39' East 257.1 feet to a fence line in N. B. Martin's North line; thence with a fence and Martin's line, North 81 degrees 20' East 52.6 feet to the Southwest corner of Lot No. 4 which was conveyed to J. Colan Harris and wife, of record in Book 1725, Page 445, said Register's Office; thence with the line between Lots 3 and 4 North 7 degrees 30' West 259 feet to the center line of the Lebanon Road; thence with the center line of said Road, South 79 degrees 22' West 53.5 feet to the beginning.

Being the same property conveyed to David C. Watkins, Jr. and wife, Karen R. Watkins, by warranty deed from Raymond H. Becker and wife, Carolyn B. Becker, dated February 28, 2014, of record in Instrument Number **20140307-0019267**, Register's Office for Davidson County, Tennessee.

Tract 5:
Land in Davidson County, Tennessee, being a tract of land in the 3rd, formerly the 2nd Civil District of Davidson County, Tennessee described according to a survey made by John M. Sullivan, County Surveyor, October 1, 1948, as follows:

Beginning at a point in the center of Lebanon Pike, 369.3 feet West of the Northwest corner of property conveyed to Rufus M. Mires and wife, Dora Elizabeth Mires, by deed from Joel S. Boyd and wife, of record in Book 1634, Page 201, Register's Office for said County; thence with the center line of said Pike, South 78 degrees 07 minutes West 50 feet; thence South 7 degrees 37 minutes West 254.3 feet; thence North 81 degrees 20 minutes East 50 feet; thence North 7 degrees 39 minutes West 257.1 feet to the center line of Lebanon Pike, the point of beginning.

Being the same property conveyed to David C. Watkins, Jr. and wife, Karen R. Watkins, by warranty deed from Michael S. Petty, married, dated June 30, 2016, of record in Instrument Number **20160705-0068211**, Register's Office for Davidson County, Tennessee.

Tract 6:
Land in Davidson County, Tennessee consisting of three tracts and further described according to subparts as follows:

TRACT 1. Land in Davidson County, Tennessee being Lot No. 3 and the westerly part of Lot No. 4 on the Plan of Corley's Subdivision of Lot No. 75, Fairfield Village, as of record in Book 45, Page 575, Register's Office for Davidson County, Tennessee. Said property is more particularly described as follows:

Beginning on the northerly margin of Hermitage Avenue, as widened, at the corner of Lots Nos. 2 and 3, said subdivision; thence with the line between the said Lots Nos. 2 and 3 northwardly a distance of 103 feet to the common corner of Lots 2, 3, 8 and 9, said subdivision; thence with the line between Lots Nos. 3, 4, 8 and 7, said subdivision, easterly a distance of 68 feet to a point; thence southwardly a distance of 125 feet, more or less, to the northerly margin of Hermitage Avenue; thence with said northerly margin, westwardly a distance of 74 feet to the point of beginning.

Together with the southerly one-half of a closed unnumbered alley lying adjacent to or on the northerly boundary of said property as closed by Council Bill No. 71-1541 enacted by the Metropolitan Government of Nashville and Davidson County, Tennessee with title to said alley being vested by such closure in the adjoining property owners. A copy of said Council Bill is attached hereto as Exhibit "A".

TRACT 2. Land in Davidson County, Tennessee being parts of Lots Nos. 4 and 5 on the Plan of Corley's Subdivision of Lot No. 75, Fairfield Village, as of record in Book 45, Page 575, Register's Office for Davidson County, Tennessee. Said property is more particularly described as follows:

Beginning at the intersection of the northerly margin of Hermitage Avenue and the western margin of Cauley Avenue; thence westerly along the northerly margin of Hermitage Avenue, said margin also being the southerly boundary of Lot Nos. 4 and 5, said subdivision, to a point being the southeastern corner of Tract 1 described above; thence northerly along the eastern boundary of Tract 1 described above to a point in the southern boundary of Lot 7, said subdivision; thence easterly along the southern boundary of Lots 6 and 7, said subdivision to a point in the western right-of-way of Cauley Avenue; thence southerly along the western boundary of Cauley Avenue to the intersection being the point of beginning.

Together with the southerly one-half of a closed unnumbered alley lying adjacent to or on the northerly boundary of said property as closed by Council Bill No. 71-1541 enacted by the Metropolitan Government of Nashville and Davidson County, Tennessee with title to said alley being vested by such closure in the adjoining property owners. A copy of said Council Bill is attached hereto as Exhibit "A".

TRACT 3. Land in Davidson County, Tennessee comprising one parcel on the tax records of Nashville, Davidson County, Tennessee, being described according to subparts as follows:

PART A: Land in Davidson County, Tennessee, being parts of Lots Nos. 6, 7, 8 and 9 on the Plan of Corley's Subdivision of Lot No. 75, Fairfield Village, as of record in Book 45, Page 575, Register's Office for said County, described as follows:

Beginning on the westerly margin of Cauley Avenue at a point 14 feet northerly along the said westerly margin of Cauley Avenue from the northeastern corner of Lot 6, said subdivision, said point of beginning being located at the intersection of the northerly margin of an alley (now closed) and the westerly margin of Cauley Avenue; thence with the westerly margin of Cauley Avenue, northerly 34 feet to a point; thence westwardly parallel with the said closed alley and parallel with the southerly boundaries of Lots Nos. 6, 7, 8 and 9, said subdivision, a distance of 190 feet to a point 10 feet east of the line between Lots 9 and 10, said subdivision; thence southwardly, parallel with the westerly margin of Cauley Avenue a distance of 34 feet to a point in the northerly margin of said closed alley; thence with the northerly margin of said closed alley, easterly a distance of 190 feet to the point in the westerly margin of Cauley Avenue marking the point of beginning.

PART B: Land in Davidson County, Tennessee, being part of Lots Nos. 6, 7, 8 and 9 on the Plan of Corley's Subdivision of Lot No. 75, Fairfield Village, as of record in Book 45, Page 575, Register's Office for said County, described as follows:

Beginning on the westerly margin of Cauley Avenue, at the northeast corner of the property described above as Tract 3, Part A, (and being the same property conveyed to Roy L. Carver and wife by deed from Georgia B. Dailey, et al., as of record in Book 609, Page 24, said Register's Office); thence with the westerly margin of Cauley Avenue northwardly a distance of 64 feet to a point; thence westerly, parallel with the northerly boundary of the above described Tract 3, Part A, a distance of 190 feet to the easterly margin of a closed alley; thence with the eastern margin of said closed alley, southwardly a distance of 64 feet to the northwest corner of the property described above as Tract 3, Part A; thence with the northerly margin of the property described as Tract 3, Part A, easterly a distance of 190 feet to the point in the westerly margin of Cauley Avenue marking the point of beginning.

PART C: Land in Davidson County, Tennessee, being the northerly and easterly one-half of a closed alley lying adjacent to or on the

southerly and westerly boundaries of Tract 3, Parts A and B described above. Said alley being closed by Council Bill No. 71-1541 enacted by the Metropolitan Government of Nashville and Davidson County, Tennessee with title to said alley being vested by such closure in the adjoining property owners. A copy of said Council Bill is attached hereto as Exhibit "A".

Tract 3, Parts A, B and C comprise one parcel on the tax records of Nashville, Davidson County, Tennessee and are identified as Map 94-9, Parcel 57.

As additional information, the street or road described as Cauley Avenue herein is shown and described as Cauley Avenue on the records of the Metropolitan Public Works Department, Engineering Division, Records Section. The same road or street is shown as Cauley Drive on the published tax map. According to published reports, the United States Postal Service recognizes the street or road as Cauley Street.

Being the same property conveyed to David C. Watkins, Jr. and wife, Karen R. Watkins, by Executor's Deed from Lincoln L. Lakoff, Executor of the Estate of Charles E. Moseley, deceased, dated May 15, 1992, of record in Book **8627**, Page **170**, Register's Office of Davidson County, Tennessee.

Tract 7:
Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning on an iron pin, said pin being located in the eastern right-of-way of Omohundro Place and a corner of the property herein described;

Thence, with said right-of-way N 08° 45' 00" W 118.77 feet to an iron pin, said pin being located in the southern right-of-way of an unnamed alley;

Thence, leaving the right-of-way of Omohundro Place with the right-of-way of said alley N 80° 15' 00" E 177.00 feet to an iron pin, said pin being a corner of Gainey and Poole;

Thence, leaving the right-of-way of said alley with the line of Gainey and Poole, S 08° 45' 00" E 149.30 feet to an iron pin, said pin being located in the northern right-of-way of Lebanon Pike;

Thence, with said right-of-way S 80° 15' 00" W 146.50 feet to an iron pin at the beginning of a curve deflecting to the right, said curve having a radius of 30.00 feet and a central angle of 91° 00' 00" and a chord bearing and distance of N 54° 15' 00" W 42.80 feet;

Thence, with the arc of said curve 47.65 feet to the point of beginning and containing 0.60 acres.

Being the same property conveyed to David C. Watkins, Jr. and wife, Karen R. Watkins, by warranty deed from Dawson D. Durrett, dated

April 10, 2015, of record in Instrument Number **20150413-0032109**, Register's Office of Davidson County, Tennessee. Reference is made to the Scrivener's Affidavit dated October 9, 2015, of record in Instrument Number 20151012-0103482, Register's Office for Davidson County, Tennessee, correcting the name of the Grantor to Dawson W. Durrett.

Tract 8:
A tract of land located in the 15th Council District of Davidson County, Tennessee, being generally located south of and adjacent to Lebanon Pike, north of Crossfield Drive and east of McGavock Pike, and being more particularly described as follows:

Beginning at an iron rod (new) in the southerly right-of-way of Lebanon Pike (70-foot right-of-way), being the northeast corner of the William Brown Property (DB-201509300099142), said rod also having Tennessee State Plane Coordinates of Northing 669131.08, Easting 1768846.81;

Thence, leaving said Brown property and with said right-of-way North 82 degrees 10 minutes 29 seconds East for a distance of 100.00 feet to an iron rod (new), being the northwest corner of the Michael Petty property (RD-20060412 0042242);

Thence, leaving said right-of-way and with the west line of said Petty property, South 04 degrees 00 minutes 55 seconds East for a distance of 222.19 feet to an iron rod (new) in the northerly line of the Holy Rosary Catholic Church (20050214 0016223);

Thence, leaving said Petty property and with said Church property, South 85 degrees 43 minutes 17 seconds West for a distance of 100.00 feet to an iron rod (new), being the southeast corner of the said Brown property;

Thence, leaving said Church property and with the east line of said Brown property North 03 degrees 57 minutes 25 second West for a distance of 216 feet to the point of beginning. Subject tract contains 21,888 square feet or 0.502 acres, more or less. Described according to a survey by Clint T. Elliott, Registered Land Surveyor, G. Scott Carter, TRLS #2391, dated Nov. 10, 2016.

Being the same property conveyed to David C. Watkins, Jr. and wife, Karen R. Watkins, by deed from Bluewater Properties, LLC, a Tennessee limited liability company, dated March 11, 2020, of record in Instrument Number **20200316-0028724**, Register's Office for Davidson County, Tennessee.