Karen Johnson Davidson County
Batch# 696761 DEEDQC
08/13/2021 10:18:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210813-0109479

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34840-1 / Box#14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Green Legacy II Partnership ATTN: Robert Wheeler 4646 Warren Street, NW Washington, DC 20016	New Owner	11803006100

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Mary Ann Green Harris, an individual; Mary Ann Harris, Trustee of the Mary Regan Green GST Trust FBO Mary Green Harris; Ellen Green Tipton, an individual, and Roberta Green Wheeler, Trustee of the Mary Regan Green GST Trust FBO Roberta Wheeler,** hereinafter collectively called the Grantors, by these presents do transfer, convey and quitclaim unto **Green Legacy II Partnership, a Tennessee General Partnership**, hereinafter called the Grantee, its successors and assigns, all of Grantors' interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Grantors in order to correct the error in the interest ownership described in the Quitclaim Deed of record in Instrument No. 20160603-0055914, Register's Office for said county (the "Prior Deed"). Mary Ann Green Harris and Roberta Green Wheeler did not have individual ownership interests in the Real Estate at the time the Prior Deed was recorded, the same having conveyed their individual interests in a previous Quitclaim Deed, of record in Instrument No. 20160310-0023007, said Register's Office.

Additional Signatures and applicable Notary Acknowledgements appear on the following pages.

IN WITNESS WHEREOF, this instrument has been executed this 12 day of ~~July~~ AUGUST 2021.

Mary Ann Harris, Trustee of the Mary Regan Green GST Trust FBO Mary Green Harris

Mary Ann Green Harris, an Individual

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Ann Harris, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Mary Regan Green GST Trust FBO Mary Green Harris, and is authorized by the trust document to execute this instrument on its behalf.

WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of ~~July~~ AUGUST 2021.

NOTARY PUBLIC
My Commission Expires: 11/8/21

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Ann Green Harris, an Individual, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of ~~July~~ AUGUST 2021.

NOTARY PUBLIC
My Commission Expires: 11/8/21

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

IN WITNESS WHEREOF, this instrument has been executed this 23 day of July 2021.

Ellen Green Tipton

Ellen Green Tipton

COMMONWEALTH OF VIRGINIA]
COUNTY OF FAIRFAX]

BEFORE me, the undersigned, a Notary Public of the State or Commonwealth and County aforesaid, personally appeared Ellen Green Tipton, an Individual, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Arlington, Virginia, this 23rd day of July 2021.

DORIS LISSET BENAVIDES
Notary Public
Commonwealth of Virginia
Registration No. 7909077
My Commission Expires Jul 31, 2025

Doris Benavides

NOTARY PUBLIC
My Commission Expires: July 31st, 2025

IN WITNESS WHEREOF, this instrument has been executed this 23 day of July 2021.

Roberta Green Wheeler

Roberta Green Wheeler, Trustee of the Mary Regan Green GST Trust FBO Roberta Wheeler

STATE/DISTRICT OF MN]
COUNTY/CITY OF Hennepin]

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Roberta Green Wheeler, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Mary Regan Green GST Trust FBO Roberta Wheeler, and is authorized by the trust document to execute this instrument on its behalf.

WITNESS my hand and official seal at Hopkins, MN, _____, this 23rd day of July 2021.

DAVID ALAN OTTINGER
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2023

NOTARY PUBLIC
My Commission Expires: 01/31/2023

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 12 day of ~~July~~ AUGUST 2021.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A

Legal Description for 2538 Bransford Avenue, Nashville, Tennessee
[M/P 11803006100 (Davidson)]

LAND in Davidson County, Tennessee, being Lot No. 6, on the Plan of Bransford Industrial Park, of record in Book 4675, Page 72, Register's Office for Davidson County, Tennessee, further described as follows:

BEGINNING at a point in the northerly margin of Ligon Drive, at a corner common to both Lot Nos. 6 and 7 on said Plan; thence northerly with a line between Lot Nos. 6 and 7 and part of the westerly line of Lot No. 8, 177.04 feet to a point at the southeast corner of Lot No. 5; thence westerly with the line between Lot Nos. 5 and 6, 138.81 feet to a point in the easterly margin of Bransford Avenue; thence with said margin of Bransford Avenue, southerly 135.42 feet to a point, the beginning of a curve with a radius of 25 feet; thence southeasterly around said curve 39.27 feet to a point in the northerly margin of Ligon Drive; thence with said margin of Ligon Drive, easterly 139.35 feet to the point of BEGINNING.

BEING the same property conveyed to Robert A. Green, a 656/831 undivided interest by Deed dated July 17, 1973 from Travis Brothers Inc., a Tennessee corporation of record in Book 4728, Page 484, Register's Office for Davidson County, Tennessee and a 175/831 undivided interest by Deed dated July 17, 1973 from F. Murray Parker Builders, Inc., a Tennessee corporation of record in Book 4728, Page 488, said Register's Office, thereby vesting 100% ownership in Robert A. Green. Robert A. Green, joined by his wife, Mary R. Green, further conveyed to Mary Green Harris and Ellen Green Tipton as tenants in common a total of 1/8 undivided interest to each one by Deeds of record in Book 4775, Page 683, dated December 26, 1973 and Book 4778, Page 118, dated January 2, 1974; and to James Regan Green and Roberta Green Wheeler as tenants in common a total of 1/8 undivided interest to each one by Deeds of record in Book 4982, Page 156, dated December 22, 1975 and Book 4985, Page 21, dated January 2, 1976, this being a total of ½ undivided interest of Robert A. Green.

For the purposes of clarity and information, as of the date of Robert A. Green's death on March 23, 2000, the title was vested as follows:

(a) 50% undivided interest in Robert A. Green, as the remaining interest in the property which he had acquired by deeds recorded in Book 4728, Page 484, and in Book 4728, Page 488, said Register's Office, after accounting for the out-conveyances to his four children as recited above.

(b) 12.5% undivided interest in each of Mary Ann Green Harris, Ellen Green Tipton, Roberta Green Wheeler and James Regan Green, for an aggregate total of 50%, by virtue of the deeds from Robert A, Green and Mary R. Green recited above.

The said Robert A. Green died on March 23, 2000 leaving a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee under Case No. 00P-489 and a copy of said Will is of record in Will Book 234, page 208, Probate Court Clerk's Office. Mary R. Green was appointed Executrix of the Estate of Robert A. Green and, in such capacity, further conveyed the remaining 50% interest in the subject property which had been held by Robert A. Green to Mary R. Green by Deed dated May 10, 2002 of record in Instrument No. 20020513-0058656, Register's Office for Davidson County, Tennessee to confirm the devise of the property to the said Mary Regan Green as an individual.

This is improved property known as: 2538 Bransford Avenue (also known as 2596 Bransford Avenue), Nashville, Tennessee.

The interest herein conveyed was assigned and/or conveyed to the within named Grantor by Quitclaim Deed from Mary Ann Green Harris, Executrix of The Estate of Mary Regan Green, joined by Mary Ann Green Harris, an Individual, Ellen Green Tipton, Roberta Green Wheeler and James Regan Green, recorded as Instrument No. 20160310-0023007, Register's Office for Davidson County, Tennessee. James Regan Green conveyed his interest in its entirety to Mary Ann Harris, Trustee of the Mary Regan Green GST Trust fbo Mary Green Harris and to Roberta Green Wheeler, Trustee of the Mary Regan Green GST Trust fbo Roberta Wheeler, recorded as Instrument No. 20160310-0023008, Register's Office for Davidson County, Tennessee.

I, Andrew T. Wood, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 12, 2021.

Andrew T. Wood, Esq.
Date: August 12, 2021

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of August, 2021.

Notary Public
My commission expires: July 3, 2023

