39B

Warranty Deed

Karen Johnson Davidson County
Batch# 710252 DEEDWARR
09/03/2021 03:32:27 PM 2 pgs
Fees: $13.00 Taxes: $8,047.50

20210903-0119132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,175,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of September, 2021.

Notary Public

My commission expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ann Brennan Williams and Joseph Patrick Williams, Jr	~~New Owner(s)~~ Pinnacle	131-08-0-007.00
4501 Granny White Pike	150 3rd Ave S #1000	
Nashville, TN 37204	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHEN L. QUARLES, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANN BRENNAN WILLIAMS AND JOSEPH PATRICK WILLIAMS, JR, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being northerly part of Lot No. 10, northeasterly corner of Lot No. 15 and that part of an alley lying between said lots, Map of Belmont Park Subdivision of record in Book 421, pages 118 and 119, Registers Office for Davidson County, Tennessee.

Beginning at a point in the center line of the intersection of Glendale Lane, formerly Lone Oak Road or Drive and Granny White Pike, being the northeast corner of Lot No. 10; thence with the center line of Glendale Lane, formerly Lone Oak Road or Drive south 77 degrees west 330 feet to a point opposite a post 20 feet westerly of the common corner of Lots No. 10 and 15; thence leaving the said Glendale Lane, formerly Lone Oak Road or Drive South 16 degrees east 200 feet to a point in the fence line; thence with said fence line North 76 3/4 degrees east 264 feet to the center line of the Granny White Pike; thence with the margin of same northerly 54 feet 6 inches, to a point, the beginning of a curve, thence northwesterly with the center line of said Pike 155 feet to the point of beginning, containing 1.36 acres.

Included in the above description, but excluded therefrom, as that portion of the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 11213, page 360, described as follows:

RIGHT-OF-WAY Land lying in the 33rd Civil District Nashville Davidson County, Tennessee and being more particularly described as follows: Beginning at a point on the existing westerly R.O.W. of Granny White Pike, being in the northeasterly corner of the Snyder property thence; the point being on a curve, having a radius of 1,176.02 feet and a central angle of 5 degrees 42 minutes 05.53 seconds ; thence along the arc of said curve a distance of 117.03 feet, said arc subtended by a chord bearing South 6 degrees 25 minutes 10.15 seconds West, a distance of 116.98 feet, thence South 9 degrees 18 minutes 39.57 seconds West 64.30 feet, thence South 81 degrees 43 minutes 36.15 seconds West 3.57 feet, thence North 8 degrees 24 minutes 33.77 seconds East 18.98 feet, thence North 80 degrees 34 minutes 12.36 seconds West 10.20 feet, thence North 11 degrees 02 minutes 15.26 seconds East 31.09 feet, thence South 77 degrees 47 minutes 58.23 seconds East 8.79 feet, thence North 8 degrees 24 minutes 33.77 seconds East 18.86 feet, thence North 7 degrees 45 minutes 13.21 seconds East 65.09 feet, thence the point being on a curve, having a radius of 40.00 feet and a central angle of 92 degrees 35 minutes 46.63 seconds, thence along the arc of said curve a distance of 64.64 feet, said arc subtended by a chord bearing North 46 degrees 32 minutes 53.91 seconds West, a distance of 57.84 feet, thence North 80 degrees 45 minutes 19.77 seconds East 50.86 feet, to the point of beginning; containing 2,361 square feet, more or less.

Being the same property conveyed to Janis Ian by Warranty deed from Jeffrey S. Brock and spouse, Joan Del Brock of record in Book 8319, page 530, Register's Office for Davidson County, Tennessee, dated March 28, 1991 and recorded on March 29, 1991.

Being the same property conveyed to Patricia Louise Snyder, Trustee of the Revenge Trust by Quitclaim deed from Janis Ian of record in Book 9763, page 479, Register's Office for Davidson County, Tennessee, dated June 18, 1995 and recorded on August 15, 1995.

Being the same property conveyed to Janis Ian by Quitclaim deed from Patricia Louise Snyder, Trustee of the Revenge Trust of record in Instrument No. 20120217-0014286 Register's Office for Davidson County, Tennessee, dated February 17, 2012 and recorded on February 17, 2012.

Being the same property conveyed to Janis Ian and Patricia Louise Snyder, as joint tenants with rights of survivorship by Quitclaim deed from Janis Ian of record in Instrument No. 20120611-0051051 Register's Office for Davidson County, Tennessee, dated June 4, 2012 and recorded on June 11, 2012.

Being the same property conveyed to Stephen L. Quarles, a married man by Warranty deed from Janis Ian and Patricia Louise Snyder, a married couple of record in Instrument No. 20200124-0008905 Register's Office for Davidson County, Tennessee, dated January 21, 2020 and recorded on January 24, 2020. Being also known as 4501 Granny White Pike Nashville, Tennessee 37204.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4501 Granny White Pike, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of September, 2021.

Stephen L. Quarles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen L. Quarles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of August, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER NOTARY PUBLIC TENNESSEE My Comm Exp. May 2, 2022 COUNTY OF DAVIDSON

Abbe J. Quarles, spouse of Stephen L. Quarles, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Abbe J. Quarles

Abbe J. Quarles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Abbe J. Quarles, 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 seal this 31st day of August, 2021.

Notary Public

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J. BRANDON MILLER NOTARY PUBLIC TENNESSEE My Comm Exp. May 2, 2022 COUNTY OF DAVIDSON