The preparer of this Deed makes no representation as to the status of the title to the property conveyed herein, the deed reference, the description of the property and the survey upon which the description is based having been provided to the preparer of this deed by the Grantor.

Karen Johnson Davidson County
Batch# 757141 DEEDQC
11/17/2021 01:05:13 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211117-0153172

QUITCLAIM DEED

On this the 8th day of ~~October~~ November, 2021, **Bill D. Williams**, of Davidson County, Tennessee, does hereby quitclaim to **David Shayne Williams, Trustee of The David Shayne Williams Irrevocable Trust**, all his right, title and interest in the following described real property, to-wit:

Parcel 1
Map & Parcel: 119 09 0 182.00
Property Address: 251 Whitsett Road, Nashville, TN

Land in the Sixth (6th) Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Turner Engineering Company, dated September 11, 1969, as follows:

Beginning at an iron pin set at the intersection of the southerly margin of Whitsett Lane and the easterly margin of Bubis Street, and being 162.00 feet easterly from Foster Avenue and continuing as follows: with the southerly margin of Whitsett Lane, South 83 deg. 15 min. East, a distance of 178.02 feet to an iron pin; thence with the common line of the herein described tract and property of Goodwill Industries, South 6 deg. 18 min. West a distance of 140.00 feet to an iron pin; thence North 83 deg. 15 min. West, a distance of 20 feet to an iron pin in the northeast corner of the National Bronze Service, Inc., thence with the northerly boundary of the same North 83 deg. 15 min. West 180 feet to an iron pin in the East margin of Bubis Street; thence with the East margin of Bubis Street, North 15 deg. 14 min. East a distance of 141.55 feet to the point of beginning, and containing 0.607 acre, more or less.

This conveyance is subject to the following:

1. 2018 taxes, a lien but not yet due and payable, which have been and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 323, page 535; Book 4383, page 928 and Book 4384, page 724, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage and incidental purposes, as set forth in the instrument recorded at Book 3701, page 12, Register's Office for Davidson County, Tennessee.

4. Easement for water main and incidental purposes as set forth in instrument recorded in Book 1466, page 365, Register's Office for Davidson County, Tennessee.

5. Easement for right-of-way of Whitsett Road and out-slope and incidental purposes, as set forth in instrument of record in Book 2276, page 360, Register's Office for Davidson County, Tennessee.

This Instrument Prepared By:
Victoria B. Tillman, Attorney at Law
McKinney & Tillman, P.C.
1019 Orchid Drive
Knoxville, Tennessee 37912

6. Easements for right-of-way as set forth in instruments of record in Book 2241, pages 143 and 146, Register's Office for Davidson County, Tennessee.

7. Title to that portion of said land embraced within the bounds of any streets, roads or highways.

8. Convenant [sic] contained in Abandonment and Cancellation of the Recorded Plan of Whitsett Park of record in Book 4381, page 43, Register's Office for Davidson County, Tennessee, that Tract II will not be alienated except as a whole with the original tract described in Book 4344, page 423, Register's Office for Davidson County, Tennessee.

9. Permanent easement of encroachment to continue of record in Book 10283, page 870, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bill D. Williams from BW Leasing, LLC, an Alabama limited liability company, by Quitclaim Deed dated February 23, 2018, and recorded as Instrument Number 20180302-0019609 in the Register's Office for Davidson County, Tennessee.

Parcel 2
Map & Parcel: 119 09 0 183.00
Property Address: 249 Whitsett Road, Nashville, TN

Land in the Sixth (6th) Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Turner Engineering Company, dated December 15, 1970, as follows:

Beginning at a concrete monument in the southerly margin of Whitsett Lane, said monument being located South 83 deg. 15 min. East 158.25 feet from a concrete monument which is the most easterly radius turnout monument at the intersection of Whitsett Lane and Bubis Street, and said beginning point is further described as the northeast corner of property conveyed to Hugh F. Smith, III, by deed from Henry Horrell and wife, of record in Book 4406, page 195, Register's Office for said County; thence with said margin of Whitsett Lane, South 83 deg. 15 min East, 139.28 feet to an iron pin; thence South 6 deg. 18 min. West 240.14 feet to a concrete monument; thence North 83 deg. 15 min. West 160 feet to a concrete monument, said point being the southwesterly corner of property conveyed to National Bronze Service Property, Inc., by deed of record in Book 3029, page 329, Register's Office for said County; thence with the easterly boundary of said National Bronze Service Property, Inc., North 6 deg. 45 min. East 100 feet to a concrete monument in the southerly line of the property conveyed to Hugh F. Smith, III, previously mentioned; thence with said Hugh F. Smith's southerly line South 83 deg. 15 min East 20 feet to a concrete monument; thence with the easterly boundary of the said Hugh F. Smith's property, North 6 deg. 18 min. East 140 feet to the point of beginning, containing 0.814 acre, more or less.

This conveyance is subject to the following:

1. 2018 taxes, a lien but not yet due and payable, which have been and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 323, page 535; Book 4383, page 928 and Book 4384, page 724, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage and incidental purposes, as set forth in the instrument recorded at Book 3701, page 12, Register's Office for Davidson County, Tennessee.

4. Easement for water main and incidental purposes as set forth in instrument recorded in Book 1466, page 365, Register's Office for Davidson County, Tennessee.

5. Easement for right-of-way of Whitsett Road and out-slope and incidental purposes, as set forth in instrument of record in Book 2276, page 360, Register's Office for Davidson County, Tennessee.

6. Easements for right-of-way as set forth in instruments of record in Book 2241, pages 143 and 146, Register's Office for Davidson County, Tennessee.

7. Title to that portion of said land embraced within the bounds of any streets, roads or highways.

Being the same property conveyed to Bill D. Williams from BW Leasing, LLC, an Alabama limited liability company, by Quitclaim Deed dated February 23, 2018, and recorded as Instrument Number 20180302-0019609 in the Register's Office for Davidson County, Tennessee.

Dana H. Williams joins in this conveyance to consent to the transfer of any right, title and interest she may have in and to the above-described properties.

In this instrument in every case the plural shall include the singular and vice-versa and each gender the other. This transfer is by quitclaim and no warranties of title are made. No boundary survey was made at the time of this conveyance and the legal description is taken from the previous deed of record.

Bill D. Williams

Dana H. Williams

ACKNOWLEDGMENT

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

On this 8th day of ~~October~~ November 2021, before me personally appeared Bill D. Williams and Dana H. Williams to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that the executed the same as their free act and deed.

Notary Public

My Commission Expires: 9/2/24

ALICIA L. RIEHL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

I hereby swear or affirm that there is no consideration for this transfer; therefore, this transfer is exempt from tax pursuant to Tenn. Code Annotated § 67-4-409(a)(4) and (5), and no oath of value shall be required.

David Shayne Williams, Trustee of
The David Shayne Williams Irrevocable Trust

Sworn to and subscribed before me
this 8th day of ~~October~~ November 2021.

Notary Public

ALICIA L. RIEHL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/2/24

Name and address of property owner responsible for payment of taxes:

David Shayne Williams, Trustee of
The David Shayne Williams Irrevocable Trust
659 Thompson Lane
Nashville, TN 37204