This Instrument Prepared By:
Sims|Funk PLC
Attn: R. Mark Donnell, Jr.
3322 West End Avenue, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 757283 DEEDQC
11/17/2021 03:45:26 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211117-0153356

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Charles E. Cooke **205 17th Avenue North,** **Suite 201** **Nashville, TN 37201**	**Charles E. Cooke** **205 17th Avenue North,** **Suite 201** **Nashville, TN 37201**	**Map-Par. 091-14-0-184.00**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WATTS PROPERTIES, L.P., a Tennessee limited partnership, Grantor, has bargained and sold and does hereby transfer and convey all of Grantor's right, title and interest unto **CHARLES E. COOKE**, Grantee, his heirs and assigns forever, the following described tracts or parcels of land located in Davidson County, Tennessee, described with greater particularity in **Exhibit A**, attached and incorporated by reference. This is unimproved property **also known as 5603 Charlotte Pike** (the "Property").

The Property is conveyed subject to all limitations, matters that would be shown on a survey, restrictions and encumbrances as may affect the Property, including without limitation all zoning restrictions, and irrespective of whether such limitations, matters, restrictions and encumbrances are of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this 16 day of November, 2021.

GRANTOR:

WATTS PROPERTIES, L.P.,
a Tennessee limited partnership

By: Harrell L. Abbott
Name: Harrell L. Abbott
Its: Co-General Partner

By: Ruth K. Watts Legacy Trust dated January, 27, 2015
Its: Co-General Partner

By: Gertrude K. Abbott, Trustee
Name: Gertrude K. Abbott
Its: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Harrell L. Abbott, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged he is the Co-General Partner of WATTS PROPERTIES, L.P., a Tennessee limited partnership, the within named bargainor, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said limited partnership for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, TN, this 16 day of November, 2021.

Notary Public

JEFFREY BAUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/2023

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gertrude K. Abbott, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged she is the Trustee of the Ruth K. Watts Legacy Trust dated January 27, 2015, the Co-General Partner of WATTS PROPERTIES, L.P., a Tennessee limited partnership, the within named bargainor, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said limited partnership for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tn, this 16 day of November, 2021.

Notary Public

My Commission Expires: 5/9/2023

JEFFREY BAUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 16 **day of** November, **2021.**

NOTARY PUBLIC

JEFFREY BAUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

5/9/2023

EXHIBIT A

LEGAL DESCRIPTION

BEING A TRACT OF LAND LYING IN THE 24TH COUCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOCATED BETWEEN THE INTERSECTION OF EASTERLY MARGIN OF WHITE BRIDGE PIKE, THE SOUTHERLY MARGIN OF CHARLOTTE PIKE, LYING ON THE WESTERLY MARGIN OF ORLANDO AVENUE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT IRON PIN AT THE INTERSECTION OF THE SOUTHERLY MARGIN OF CHARLOTTE PIKE AND THE WESTERLY MARGIN OF ORLANDO AVENUE;

THENCE, WITH SAID MARGIN OF ORLANDO AVENUE, NORTH 16°11'48" WEST, 255.41 FEET, TO A P.K. NAIL AT THE INTERSECTION OF SAID MARGIN OF ORLANDO AVENUE AND THE NORTHERLY MARGIN OF ALLEY NO. 1524;

THENCE WITH THE NORTHERLY MARGIN OF SAID ALLEY NO. 1524, NORTH 72°53'23" EAST, 193.38 FEET TO AN IRON PIN ON THE EASTERLY MARGIN OF WHITE BRIDGE PIKE;

THENCE, WITH SAID MARGIN OF WHITE BRIDGE PIKE, SOUTH 00° 46'36" EAST, 235.11 FEET TO AN IRON PIN;

THENCE, CONTINUING WITH SAID MARGIN OF WHITE BRIDGE PIKE, ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 74°52'29", A RADIUS OF 44.00 FEET, A TANGENT OF 33.69 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 36°39'45" WEST, 53.49 FEET, AND A LENGTH OF 57.50 FEET TO A POINT ON THE SOUTHERLY MARGIN OF CHARLOTTE PIKE;

THENCE, SOUTH 74°05'42" WEST, 88.20 FEET TO THE POINT OF BEGINNING, CONTAINING 40,288.68 SQUARE FEET OR 0.92 ACRES.

BEING PART OF THE SAME PROPERTY CONVEYED TO C.E. FRANCIS AND WIFE, FANNIE J. FRANCIS, BY DEED FROM ROBBIE W. FOSTER AND A.L. FOSTER (BOTH UNMARRIED) OF RECORD IN BOOK 936, PAGE 284, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING PART OF THE SAME PROPERTY CONVEYED TO JOHN H. WATTS, JR., BY DEED OF GIFT FROM FANNIE J. FRANCIS, OF RECORD IN BOOK 5293, PAGE 219, DATED JUNE 1, 1978, SAID REGISTER'S OFFICE, WITH FANNIE J. FRANCIS HAVING RETAINED A LIFE ESTATE IN SUBJECT PROPERTY. FANNIE J. FRANCIS PREDECEASED JOHN H. WATTS, JR., WHO SUBSEQUENTLY DIED ON OR ABOUT MARCH 4, 1995, LEAVING A WILL OF RECORD IN WILL BOOK 4, PAGE 104, CLERK AND MASTER'S OFFICE, MAURY COUNTY, TENNESSEE, WHEREIN SUBJECT PROPERTY IS DEVISED TO RUTH K. WATTS. RUTH K. WATTS FURTHER CONVEYED BY QUITCLAIM DEED UNTO WATTS PROPERTIES, L.P., A TENNESSEE LIMITED PARTNERSHIP, OF RECORD IN BOOK 10598, PAGE 922, DATED AUGUST 13, 1997, SAID REGISTER'S OFFICE.

THIS IS NOT THE SAME DESCRIPTION USED IN THE LAST DEEDS OF RECORD. THE DESCRIPTION OF THE PROPERTY WAS OBTAINED FROM A SURVEY PREPARED BY DAVID P. BRACKMAN, TENN. RLS NO. 1684, WITH BRACKMAN LAND SURVEYING, DATED JULY 3, 2021, LAST REVISED NOVEMBER 3, 2021, AND DESIGNATED AS JOB NO. 21093.