Karen Johnson Davidson County
Batch# 793151 DEEDQC
01/19/2022 11:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220119-0007294

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBERS
GTOM WEST END, LLC GBT REALTY CORPORATION 9010 Overlook Blvd. Brentwood, TN 37027	SAME	09215013100 09215013300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Dollar ($1.00).

Affiant

SUBSCRIBED AND SWORN to before me by Savannah Suiters this 12 day of Jan., 2022.

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025

Notary Public
My Commission Expires: 10/22/25

FOR AND IN CONSIDERATION of One Dollar ($1.00), I, J. HASKELL TIDMAN, JR., individually and as TRUSTEE OF THE TIDMAN MARITAL DEDUCTION TRUST, hereinafter "Grantors," have this day bargained and sold and do hereby quitclaim, transfer and convey to GTOM WEST END, LLC, a Tennessee limited liability company, its successors and assigns, hereinafter "Grantee," all of Grantors' right, title and interest in and to those tracts or parcels of land located in Davidson County, Tennessee and described on Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 11th day of January, 2022.

J. HASKELL TIDMAN, JR.

J. HASKELL TIDMAN, JR., TRUSTEE OF THE
TIDMAN MARITAL DEDUCTION TRUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared J. HASKELL TIDMAN, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Trustee of the Tidman Marital Deduction Trust and that he individually and as Trustee executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 11th day of January, 2022.

NOTARY PUBLIC
My Commission Expires: 7/7/25

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

EXHIBIT A

Tract 1:

Land in Davidson County, Tennessee, being part of the Elliston Property as of record in Book 21, page 141, Register's office for said County, described as follows according to a survey by Young Hobbs and Associates dated December 20, 2020:

BEGINNING AT A PK NAIL FOUND IN THE SOUTHERLY MARGIN OF ELLISTON PLACE, SAID PK BEING LOCATED N 44°57'00" E A DISTANCE OF 176.79 FEET FROM A PK NAIL FOUND AT THE SOUTHEAST CORNER OF SAID ELLISTON PLACE AND 25TH AVENUE NORTH; THENCE WITH THE SOUTH MARGIN OF ELLISTON PLACE N 44°49'05" E A DISTANCE OF 52.16 FEET TO A PK NAIL FOUND; THENCE LEAVING SAID MARGIN, AS FOLLOWS: S 30°46'09" E A DISTANCE OF 63.75 FEET; THENCE S 52°25'13" W A DISTANCE OF 50.87 FEET; THENCE N 30°46'57" W A DISTANCE OF 56.80 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 3,045 SQUARE FEET, 0.070 ACRES, MORE OR LESS.

Tract 2:

Land in Davidson County, Tennessee, being part of the unnumbered portion of the Elliston Property, of record in Book 21, page 141, Register's Office for Davidson County, Tennessee described as follows according to a survey by Young Hobbs and Associates dated December 20, 2020:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF WEST END AVENUE, SAID POINT BEING LOCATED 269.70 FEET WEST OF THE WESTERLY MARGIN OF 24TH AVENUE NORTH; THENCE WITH SAID NORTHERLY MARGIN OF WEST END AVENUE S 59°34'22" W A DISTANCE OF 50.49 FEET; THENCE LEAVING SAID MARGIN, AS FOLLOWS: N 30°46'09" W A DISTANCE OF 97.83 FEET; THENCE N 30°46'09" W A DISTANCE OF 63.75 FEET TO A PK NAIL FOUND IN THE SOUTHERLY MARGIN OF ELLISTON PLACE; THENCE WITH SAID SOUTHERLY MARGIN OF ELLISTON PLACE N 44°49'05" E A DISTANCE OF 52.14 FEET TO A PK NAIL SET; THENCE LEAVING SAID MARGIN, AS FOLLOWS: THENCE S 30°45'49" E PASSING A PK NAIL FOUND AT 3.10 FEET AND PASSING A PK NAIL FOUND AT 171.86 FEET IN ALL A DISTANCE OF 174.86 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 8,494 SQUARE FEET, 0.195 ACRES, MORE OR LESS.

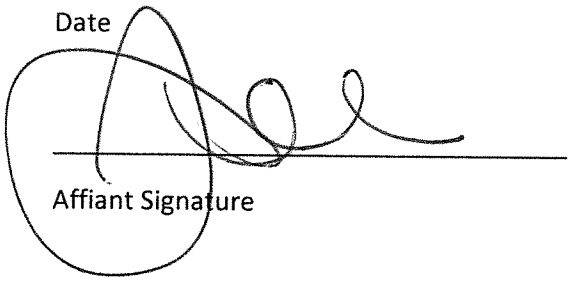
Being a portion of the same property conveyed to J. HASKELL TIDMAN, JR., a one-half (1/2) undivided interest and J. HASKELL TIDMAN, JR., TRUSTEE OF THE TIDMAN MARTIAL DEDUCTION TRUST, a one-half (1/2) undivided interest from J. HASKELL TIDMAN JR., TRUSTEE OF THE TIDMAN TENNESSEE COMMUNITY PROPERTY REVOCABLE TRUST dated June 24, 2017 by Quitclaim Deed of record in Instrument No. 20190821-0084091, in said Register's Office.

Certificate of Authenticity

I, Julie Bostian, do hereby make oath that I am 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 January 12, 2022.

January 12, 2022

Date



Affiant Signature



My Commission Expires
Oct. 22, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of January, 2022.