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WARRANTY DEED

Karen Johnson Davidson County
Batch# 853789 DEEDWARR
05/11/2022 12:38:23 PM 2 pgs
Fees: $13.00 Taxes: $370.00
20220511-0054090

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Joe M. Gill III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2022

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 05, 2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe McClure Gill III	Joe McClure Gill III	14200028500 & 14200012700
(NAME)	(NAME)	
7306 Old Harding Pike	7306 Old Harding Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **B. B. Doubleday Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joe McClure Gill III,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I is improved property.

Beginning at a point in the westerly margin of Old Harding Road, said point being the southeast corner of the Old Bellevue Methodist Church Property, 237 feet, more or less, to a point, said point being the southwest corner of said church property; thence, southerly and parallel to the westerly margin of Old Harding Road to the northerly bank of the Harpeth River; thence, easterly with said Harpeth River 237 feet, more or less, to the westerly margin of Old Harding Road; thence, northerly with said westerly margin of Old Harding Road to the point of beginning.

Being the same property conveyed to B. B. Doubleday, Jr. by deed date May 15, 2019 from I. Dyke Tatum, Trustee of record in Instrument No. 20190517-0046648, Register's Office for Davidson County, Tennessee.

Being the same property in which a life estate was conveyed to J.D. Smith and Cleo Smith with a remainder in fee to B. B. Doubleday, Jr by deed dated June 8, 1984 from The Estate of Bennett B. Doubleday of record in Book 6327, Page 602, Register's Office for Davidson County, Tennessee. The said Cleo Smith died March 14, 2000 survived by her husband, J. D. Smith who thereafter died on July 26, 2007.

Tract II is unimproved property.

A 0.81 , more or less, acre tract described as follows: Beginning in the northwest corner of J. D. and Cleo Smith's Life Estate, recorded in Book 6327, Page 602, R.O.D.C. and the southwest corner of Lester L. Moore etux property, recorded in Deed book 5399, page 959, R.O.D.C.: thence with Smith's west line S 27 degrees 26' 49" W, 237 feet, more or less, to the center of Harpeth River; thence in a northwesterly direction with the center of said river 99 feet, more or less; thence leaving said river N8 degrees 00' 47" E 242 feet, more or less, with an old fence line, to an iron pin located in said fence; thence with the fence N 23 degrees 09' 11" W, 35.13 feet to a point in said fence; thence S 59 degrees 35' 17" E, 208.34 feet to the point of beginning.

A portion of the same property conveyed to B. B. Doubleday, Jr., by deed from Christina Norris, Clerk and Master of the Chancery Court for the State of Tennessee, Seventh Division, Davidson County, of record in Book 6612, Page 389, said Register's Office, and the remainder of the property being a part of the property conveyed to Martha Thompson Doubleday by deeds from Anna J. Thompson and husband, Jno F. Thompson, of record in Book 749, Page 346, and Book 731, Page 140, said Register's Office; the said Martha Thompson Doubleday having since died, and her Will of record in Will Book 129, Page 196, County Court Clerk's Office for Davidson County, Tennessee, having devised an amount equal to the maximum marital deduction allowable under the provisions of the Federal Internal Revenue Code applicable to her estate to Bennett B. Doubleday and the balance of her estate to Bennett B. Doubleday, Jr. Trustee, for the use and benefit of Bennett B. Doubleday, during his lifetime and upon the death of Bennett B. Doubleday, to Bennett B. Doubleday, Jr.; the said Bennett B. Doubleday having since died, and his Will of record in Will Book 142, Page 374, County Court Clerk's Office for Davidson County, Tennessee having devised that portion of subject property which was included in an amount equal to the maximum marital deduction devised to him under the Will of Margaret T. Doubleday to Bennett B. Doubleday, Jr.; further by Deed of record in Book 6262, page 986, as amended In Book 6327, Page 602, said Register's Office, Bennett B. Doubleday, Jr., Executor of the estate of Bennett B. Doubleday, conveyed a 46% interest in that portion of subject property formerly owned by Margaret Thompson Doubleday to Bennett B. Doubleday, Jr.

unimproved ☑

This is improved ☐ property, known as 7560 Old Harding Pike, Nashville, TN 37221
0 Old Harding Pike, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 5th day of May, 2022.

B. B. Doubleday Jr.

State of Tennessee
County of Davidson

On this 5th day of May, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared B. B. Doubleday Jr., the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 5th day of May, 2022.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 22-Gill

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN