Karen Johnson Davidson County
Batch# 884399 DEEDQC
07/06/2022 09:14:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220706-0077705

THIS INSTRUMENT PREPARED BY:

Charles B. Griffith, Attorney
108 Harding Place, Suite 203
Nashville, TENN 37205
(615) 457.2931

This instrument has been prepared, based solely on information provided by the parties, without any title examination being made, or opinion of title, nor any additional title insurance being issued. As such, the parties hold the Preparer harmless from any and all related claims or liability, pursuant to law.

NEW OWNER:	SEND TAX BILLS TO:	TAX MAP & PARCEL:
William E. Holt and Nancy J. Holt, Trustees of the William and Nancy Holt Living Trust, dated June 29, 2022 1601 Wildlife Trail Kingston Springs, TN 37082	NEW OWNER	079-067.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of TEN DOLLARS ($10.00) cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WILLIAM E. HOLT and NANCY HOLT, husband and wife ("Grantors," collectively herein), for the purpose of transferring their entire ownership interest in the subject real property to a revocable *Inter Vivos* Trust (a "living trust") established by them, do hereby remise, release, transfer, convey, and quitclaim unto WILLIAM E. HOLT AND NANCY J. HOLT, TRUSTEES OF THE WILLIAM AND NANCY HOLT LIVING TRUST, DATED June 29, 2022 ("Grantee," collectively herein), as from time to time amended or restated, and to such Grantee's successors in trust, with a full power to sell, transfer, mortgage, encumber, and convey without the signature of any trust beneficiary, and to said Grantee's assigns, all of the Grantors' right, title and interest in and to certain real property, situated in Davidson County, Tennessee and having the legal description set forth on EXHIBIT "A", which is attached hereto and incorporated herein in full by this reference.

BEING improved real property commonly known as - 7012 Westbelt Drive, Nashville, TN 37209.

AND BEING the same property conveyed to William E. Holt and Nancy J. Holt, husband and wife, by Quitclaim Deed dated December 22, 2015, from Aqueduct Irrigation, Inc., a Tennessee corporation, recorded on February 10, 2016 as Instrument No. 20160210-0012703, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to all limitations, restrictions, restrictive covenants, easements, conditions, and encumbrances, as well as all items set out on any applicable plat of record, and all other matters of record which may affect the premises.

No survey was performed for this transaction. No new legal description was prepared for this transfer, the above legal description being the same as which appear in previous instruments of record.

THIS CONVEYANCE to the Trustees is made in accordance with, and is intended to comply with and to benefit from, the provisions of Tenn. Code Ann. § 35-15-510 which provide for continuing immunity from creditors as to tenants-by-the-entirety property conveyed to trust, by husband and wife.

WITNESS OUR HANDS as of this 29 day of June, 2022.

CHARLES B. GRIFFITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

William E. Holt, GRANTOR

Nancy J. Holt, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the above-named bargainers, WILLIAM E. HOLT and wife, NANCY J. HOLT, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who, upon oath, did acknowledge that they did each execute the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 29th day of June, 2022.

Charles B. Griffith

NOTARY PUBLIC
My Commission Expires: 7-9-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO and 00/100 Dollars ($0.00). Furthermore, this transfer by quitclaim is exempt from the requirements of Tennessee recording transfer tax, pursuant to TCA § 67-4-409.

CHARLES B. GRIFFITH AFFIANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Sworn to and subscribed before me,
as of this 29th day of June, 2022.

Charles B. Griffith

NOTARY PUBLIC
My Commission Expires: 7-9-2022

EXHIBIT "A"

Legal Description

BEING land in Davidson County, Tennessee, located on the Easterly side of Westbelt Drive, and being Lot No. 5, on the Plan of Westbelt Industrial Park, as shown on plat of record in Plat Book 6250, Page 796, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Beginning at a point in the Easterly margin of Westbelt Drive, said point being N 10° 56' W 461.19 feet from the Northerly margin of Cockrill Bend Industrial Road and being the Northwesterly corner of Lot Number Six and the Southwesterly corner of the herein described parcel; thence with said Easterly margin N 10° 56' W 150.00 feet to an iron pin in the Southerly line of the property conveyed to Boyle Trust and Investment Company, by deed of record in Book 6624, Page 657, R.O.D.C.; thence, with said Southerly line N 80° 15' E 318.19 feet to a concrete monument in the Westerly line of the property conveyed to the National Baptist Publishing Board, by deed of record in Book 4704, Page 904, R.O.D.C.; thence, with said Westerly line S 13° 43' E 143.60 feet to an iron pin; thence, leaving said Westerly line with Northerly line of Lot Number Six, Westbelt Industrial Park, as of record in Book 6250, Page 796, R.O.D.C., S 79° 04' W 325.10 feet to the point of beginning, containing 47,174 square feet or 1.08 acres, more or less.