This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 887428 DEEDQC
07/12/2022 10:35:56 AM 3 pgs
Fees: $18.00 Taxes: $18.50
20220712-0079920

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCELS:
Smackintosh Ventures, LLC 1900 Church Street, Suite 402 Nashville, TN 37203	New Owner	02500009200

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **GRADY LEE BRYANT SR. AND WIFE, VIRGINIA GAYLE BRYANT, TRUSTEES OF THE GRADY LEE BRYANT, SR. AND VIRGINIA GAYLE BRYANT TENNESEE COMMUNITY PROPERTY TRUST U/T/A DATED DECEMBER 4, 2018** does hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **SMACKINTOSH VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** their successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

SEE ATTACHED EXHIBIT "A"

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

These properties are known as: 544 DRY CREEK ROAD, GOODLETTSVILLE, TN 37072

Witness my hand this 8th day of July, 2022

THE GRADY LEE BRYANT, SR. AND VIRGINIA GAYLE BRYANT TENNESEE COMMUNITY PROPERTY TRUST U/T/A DATED DECEMBER 4, 2018

Grady Lee Bryant Sr.

GRADY LEE BRYANT, SR., TRUSTEE

Virginia Gayle Bryant

VIRGINIA GAYLE BRYANT, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of aforesaid county and state, personally appeared **Grady Lee Bryant, Sr. and Virginia Gayle Bryant** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the trustees of The Grady Lee Bryant, Sr. and Virginia Gayle Bryant Tennessee Community Property Trust U/T/A Dated December 4, 2018, the within named bargainor, and that themselves as trustees, further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 8th day of July, 2022.

Commission expires:

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $5,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2022.

Notary Public

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Exhibit A

A tract of land in Davidson County, Tennessee, shown on a survey by Cole Land Surveying dated July 2, 1991, and being more fully described as follows:

Beginning at an existing iron pipe in the southerly margin of Dry Creek Road, the most. northeast corner of this tract, and the most northwest corner of Kevin M. Weaver property of record in Deed Book 7693, page 141, Register's Office, Davidson County, Tennessee; thence, leaving said road and with the line of said Weaver, South 26 deg. 04 min. 43 sec. West 467.02 feet to an existing iron pin, corner to said Weaver and a corner to Grady L. Bryant property of record in Deed Book 6769, page 36; thence with the line of said Bryant, South 26 deg. 01 min. 29 sec. West 981.50 feet to an existing iron pin by a corner post, corner to said Bryant; thence continuing with the line of said Bryant for the next three calls as follows: North 12 deg. 03 min. 44 sec. East 165.82 feet to an iron pin set; thence North 50 deg. 07 min. 46 sec. West 96.94 feet to an iron pin set; thence South 85 deg. 37 min. 20 sec. West 77.24 feet to an iron pin set by a corner post in the line of said Bryant, and a corner to Donald D. Grady property of record in Deed Book 6849, page 54; thence with the line of said Grady, North 7 deg. 09 min. 30 sec. East 1251.03 feet to an iron pin set in the margin of said Dry Creek Road, corner to said Grady; thence with the margin of said road, South 85 deg. 08 min. 59 sec. East 120.22 feet to a point; thence continuing with the margin of said road and with a curve to the right having a central angle of 24 deg. 47 min. 23 sec., a radius of 1163.50 feet, an arc length of 503.40 feet, and a chord of South 72 deg. 45 min. 17 sec. East 499.48 feet to the beginning, containing 12.12 acres, more or less.

This is unimproved property known as 544 Dry Creek Road, Goodlettsville, Tennessee 37072.

Being part of the same property conveyed to GRADY LEE BRYANT SR. AND WIFE, VIRGINIA GAYLE BRYANT, TRUSTEES OF THE GRADY LEE BRYANT, SR. AND VIRGINIA GAYLE BRYANT TENNESEE COMMUNITY PROPERTY TRUST U/T/A DATED DECEMBER 4, 2018 by warranty deed from Grady Lee Bryant, Sr. and wife, Virginia Gayle Bryant, recorded on the 15th day of March 2019 of record in Instrument No. 20190315-0024009 in the Register's Office for Davidson County, Tennessee.