This Document Prepared By:
RYAN PEACOCK
Attorney at Law
Peacock Law, PLLC
625 Main Street, Suite 103
Nashville, Tennessee 37206
615-219-9710

Karen Johnson Davidson County
Batch# 889932 DEEDQC
07/15/2022 04:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220715-0081675

After Recording, Return and
Mail Tax Statements To:
William Riley, as Trustee
PO Box 120594
Nashville, Tennessee 37212

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, WILLIAM RILEY, an unmarried man, the GRANTOR,

Whose mailing address is PO Box 120594, Nashville, Tennessee 37212;

hereby conveys and quitclaims to

WILLIAM RILEY, as Trustee of the RILEY LIVING TRUST, dated August 26, 2021 the GRANTEE,

Whose mailing address is PO Box 120594, Nashville, Tennessee 37212;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 2402 Booker Street, Nashville, Tennessee 37208.

Assessor's Parcel Number: 092-07-0-213.00

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 15th day of July, 2022.

WILLIAM RILEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, WILLIAM RILEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office.

This 15th day of July, 2022.

AUTUMN HOGIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 9·8·25

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of July, 2022.

AUTUMN HOGIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 9·8·25

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 14 and the adjoining part of Lot No. 15 on the Boyd McNairy's Tract of record in Plat Book 57, Page 59, in the Register's Office for Davidson County, Tennessee, also, according to a survey made by Hickerson and Miller April 20, 1960, Job No. 113, 1960.

Said Lot No. 14 and the adjoining part of Lot No. 15 front together 50 feet on the North side of Booker Street and runs back between parallel lines 95.7 feet on the west line and 100 feet, more or less, on the east line to an alley on the rear, which measures 50 feet thereon.

Being the same property conveyed to William Riley by Warranty deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211018-0139869 Register's Office for Davidson County, Tennessee, recorded on October 18, 2021.

This conveyance is subject to:

- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 59, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 202101119-0007860, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20210119-0007856, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Certificate of Authenticity

I, Ryan Peacock, do hereby make oath that I am a licensed attorney and/or 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 July 15, 2022.

Affiant Signature

7.15.22
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of July, 2022.

Beth Heflin
Notary Signature

BETH HEFLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: September 8th, 2025