This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140, Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 908688 DEEDQC
08/26/2022 12:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220826-0096613

*This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property*

| ***Address New Owner:*** | ***Send Tax Bills To:*** | ***Map-Parcel*** |
|---|---|---|
| PW WILLIAMSON, LLC<br>5032 S RIDGEVIEW DR<br>NASHVILLE, TN 37220 | SAME | MAP 119-13<br>PARCEL 311 |

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. §67-4-409(a)(4).

AFFIANT

Sworn to and subscribed before me this 25 day of August, 2022.

Rachel Schow
Notary Public
My Commission Expires: 3/3/26

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026

# QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, I, PAUL W. WILLIAMSON, a married man, hereinafter called Grantor, for the express purpose of conveying all of my rights, title, and interests in this property, do hereby quitclaim and convey unto PW WILLIAMSON, LLC, a Tennessee limited liability company, all of my rights, title and interests in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of August 2022.

BY: _____
PAUL W. WILLIAMSON

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL W. WILLIAMSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 9th day of August 2022.

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026

_____
NOTARY PUBLIC

My Commission Expires: 3/3/26

## EXHIBIT A

## PROPERTY DESCRIPTION

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot 34 and the westerly 40 feet of Lot 35 on the Plan of Tanksley Subdivison, of record in Book 547, page 56, Register's Office for said County, and Lots C and D on the unrecorded Plan of the Subdivision of a part of Tract No. 1, Woodbine Courts, formerly the Timmons Property, and parts of a 15-foot alley and a 20-foot alley shown on said two plans, all described according to a loan survey by T.R. Sanford, Surveyor, dated October 5, 1959, as follows:

Beginning at a point in the northerly margin of East Timmons Avenue 60 feet west of the common corner of Lots 35 and 36; thence northerly along the westerly margin of a 10-foot alley opened in accordance with an agreement of record in Book _ , page _ , Register's Office for Davidson County, Tennessee, 157.5 feet to the center of a 15-foot alley, closed under the agreement hereinabove mentioned, said point being 7-1/2 feet north of the rear line of Lots 34 and 35; thence westerly along the center of said closed alley 122.5 feet to a point in the center of a 20-foot alley, closed under the agreement hereinabove mentioned, said point being 10 feet from the rear line of Lot D; thence northerly and parallel to said rear line and with the center of said closed alley 29 feet, more or less, to a point; thence southwesterly along the northwesterly margin of Lot D 140 feet, more or less, to a point in the easterly margin of Nolensville Road, as widened; thence southeasterly along said margin of said Road, 182 feet to the beginning of a curve; thence around said curve 28.27 feet to a point in the northerly margin of East Timmons

Avenue; thence easterly along a slight curve and along said margin of said Avenue 153.5 feet, more or less, to the point of beginning..

Being the same property conveyed to PAUL W. WILLIAMSON, by Quitclaim Deed of record from BARBARA HEMMETER, beneficiary under the Will of Irene Williamson, in Instrument Number 20120510-0040471, dated April 20, 2012, and recorded May 10, 2012.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and, planning ordinances, and other regulations that may affect the premises.

This is improved property known as 2950 Nolensville Pike, Nashville, TN 37211

**Tennessee Certification of Electronic Document**

I, JAMES M. ADCOX III, 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 August 9, 2022 (date of document).

James M. Adcox III
Signature

8/9/22
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9 day of August, 2022.

Rachel Schow
Notary Public
My Commission expires: 3/3/26

