Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

Karen Johnson Davidson County
Batch# 914456 DEEDQC
09/09/2022 08:55:07 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220909-0101006

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Bernard W. Gray and Robin L. Gray, Co-Trustees Gray Family Revocable Living Trust 9333 Ansley Lane Brentwood, TN 37027	New Owner	11913032400

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Bernard W. Gray and Robin L. Gray, husband and wife** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Bernard W. Gray and Robin L. Gray, Co-Trustees, Gray Family Revocable Living Trust Agreement dated August 23, 2022** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

See attached "Exhibit A" for Legal Description.

Being the same property conveyed to **Bernard W. Gray and Robin L. Gray, husband and wife**, by Special Warranty Deed dated January 21, 2011, from **Bridgestone Americas Tire Operations, LLC**, a Delaware limited liability company, recorded in Instrument No. 20110131-0008631, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record, including but not limited to the Permitted Encumbrances set forth on "Exhibit B" attached hereto and made a part thereof.

This is improved property known as: **3020 Nolensville Pike, Nashville, TN 37211.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 23rd day of August 2022.

Bernard W. Gray

Robin L. Gray

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 **Bernard W. Gray**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August 2022.

Notary Public

My Commission Expires:
7/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

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 **Robin L. Gray**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August 2022.

Notary Public

My Commission Expires:
7/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 23rd day of August 2022.

Notary Public

My Commission Expires:
7/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

EXHIBIT A

LEGAL DESCRIPTION

Lot No. 1 and part of Lot No. 2 on the plan of the resubdivision of Lots Nos. 1 to 8 inclusive and 59 in Pleasant View Subdivision of Mrs. McCombs' Property, of record in Book 843, page 101, Register's Office for said County, described together according to a survey made by Barge-Waggoner, Inc., Engineers, May 10, 1955, as follows:

Beginning at a point on the southerly margin of Morton Avenue, formerly McCombs Street, at the northwest corner of the property conveyed to Buford L. Huddleston and wife, by F.R. Hester and wife, by deed of record in Book 1281, page 645, said Register's Office; thence with the southerly margin of said Avenue, North 86° 01' West, 156.80 feet to the beginning of a curve; thence around said curve southwestwardly to the easterly margin of Nolensville Road, as widened; thence with said Road, as widened, South 24° East, 183.93 feet to the northerly margin of a 12 foot alley; thence with said alley South 87° 50' East, 101.80 feet to the southwest corner of said Huddleston property; thence with the western boundary line of said Huddlestone property, North 2° 29' East, 14 feet, North 87° 50' West, 15 feet and North 2° 29' East, 165.40 feet to the beginning.

EXHIBIT B

PERMITTED ENCUMBRANCES

- A restrictive use covenant which shall provide that the permitted uses and activities on the Property shall be limited to commercial, industrial and other non-residential uses. Without limiting the foregoing, the uses that shall be restricted and not permitted on the Property include, without limitation, dwellings, homes, apartments, schools, day care centers, pre-school facilities, hospitals, residential care facilities and similar non-commercial and non-industrial facilities.

- A perpetual access easement in favor of the Grantor which shall provide that in the event Grantor is required, by any applicable federal, state or local environmental law, regulation or decree ***(Environmental Laws)*** applicable to the Property, to investigate, remediate, clean up or otherwise address or respond to environmental conditions existing on the Property, ***(Environmental Work)*** which were caused by Grantor in connection with the operation of its business, Grantor and its agents or contractors shall have the right to reasonable access to the Property for the purpose of performing such Environmental Work.

- A restrictive use covenant which shall provide that use of groundwater at, in or under the Property by any person or entity for any purpose, including potable and non-potable uses, shall be prohibited, and Grantee and each owner of the Property shall release and discharge Grantor from any and all claims or causes of action which Grantor and each subsequent owner of the Property may not have or hereafter have against Grantor relating to groundwater at, in or under the Property; and, no water supply wells for any purpose shall be installed or used on the Property, provided that Grantor shall be permitted to construct wells on the Property solely for the purpose of sampling, testing and monitoring groundwater in accordance with Applicable Laws (as defined herein). Applicable Laws shall mean all federal, state and local environmental laws, regulations and ordinances applicable to the use or operations at the Property.