Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Charlotte E. Witzenburg, Trustee **6640 Brookmont Tr.** **Nashville, TN 37205**	**Map & Parcel** **093-12-0-015.00**	**Same**

Karen Johnson Davidson County
Batch# 926991 DEEDQC
10/07/2022 12:36:48 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221007-0110694

This instrument prepared by: Carter Shelton Jones, 2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Charlotte E. Witzenburg and Dennis L. Witzenburg** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **Charlotte E. Witzenburg, Trustee of the Witzenburg Community Property Trust dated September 19, 2022** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is property known as **300 Driftwood Street, Nashville, TN 37210.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property. Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 19th day of September, 2022.

LUCY RALPH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMM. EXP. NOV 07, 2025

Lucy Ralph
Notary Public
My Commission Expires: 7/7/25

Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 19th day of September, 2022.

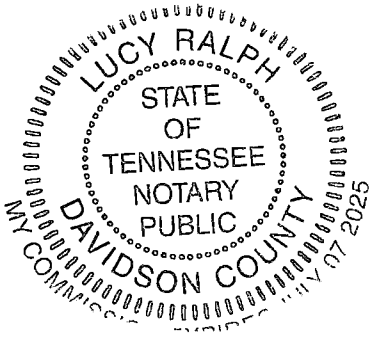
Charlotte E. Witzenburg

Dennis L. Witzenburg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charlotte E. Witzenburg and Dennis L. Witzenburg,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 19th day of September, 2022.



Notary Public
My Commission Expires: 7/7/25

EXHIBIT A

(Legal Description of the Property)

Beginning at a railroad spike in the southeast margin of the intersection of Driftwood Street and Nestor Street, running thence North 76 deg. 12 min. east 250.00 feet along the southerly margin of Nestor Street to an iron pin; thence South 7 deg. 00 min west 136.9 feet to an iron pin; thence South 82 deg. 03 min West 241.89 feet to the easterly margin of Driftwood Street; thence with the same North 7 deg. 00 min. East 110.5 feet to the beginning.

Being the same property conveyed to James E. Freeman, Trustee with full power to mortgage, pledge lease or conveyed without the joinder of any beneficiary by deed from Sound Stage Associates, Inc. of record in Book 5807, page 177, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 1999 taxes a lien which are not yet due and payable. 2) Right of way easement for Sanitary Sewers or record in Book 9596, page 305; 3) right of way easement for Colonial Pipeline Company of record in Book 3648 page 67; 4) Right of way easement for Tennessee Electric Power Co. of record in Book 1058, page 216.

This property is improved property known as in 300 Driftwood Street, Nashville, Davidson County Tennessee.

BEING the same property conveyed to Charlotte E. Witzenburg and Dennis L. Witzenburg from James E. Freeman, Trustee, by warranty deed filed for record on December 1, 1998, Instrument Number 1381053, Identification Reference Number 0521085, Book: 11238, Pages: 183, as of record in the Register's Office for Davidson County, Tennessee.