Karen Johnson Davidson County
Batch# 928125 DEEDQC
10/11/2022 03:30:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221011-0111626

This instrument prepared by:
Lesa H. Skoney
Tune, Entrekin & White, P.C.
500 11th Avenue North, Suite 600
Nashville, TN 37203
(No title search was performed)
(Deed based on information provided by the parties)

| NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| Harvey Coombs<br>P.O. Box 189<br>Whites Creek, TN 37189 | SAME | Map 07-113-001.00 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration, or value, whichever is greater for this transfer is zero ($0.00).

Harvey Coombs
AFFIANT

Subscribed and sworn to before me this 4th day of October, 2022.

Lesa H. Skoney
NOTARY PUBLIC

My commission expires: 11-3-25

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires Nov. 3, 2025

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, COMBS INDUSTRIAL SERVICES, INC., Grantor, does hereby transfer and convey unto HARVEY COOMBS, Grantee, all of Grantor's right, title and interest in and to certain property in Davidson County, Tennessee, described as follows:

Beginning at an iron rod situated in the southerly margin of Lock Road, said point

also being the Northeast corner of the James D. and Mark S. Meadows property of record in Book 7239, Page 637, Register's Office for Davidson County, Tennessee;

Thence, leaving said road, North 80 degrees 24 minutes 03 seconds West, a distance of 250.00 feet to an iron rod;

Thence, North 82 degrees 49 minutes 36 seconds West, a distance of 389.34 feet to a point situated in the northerly bank of Cumberland River;

Thence along said bank, North 33 degrees 46 minutes 03 seconds West, a distance of 201.89 feet to a point situated in the centerline of Pages Branch;

Thence, along said centerline, North 27 degrees 26 minutes 36 seconds East, a distance of 178.02 feet to an iron rod situated in the southerly margin of Lock Road;

Thence, along said road, South 59 degrees 50 minutes 16 seconds East, a distance of 375.34 feet to an iron rod;

Thence, along said road, South 57 degrees 11 minutes 14 seconds East, a distance of 283.25 feet to an iron rod;

Thence, along said road, South 53 degrees 35 minutes 03 seconds East, a distance of 127.74 feet to the point of beginning and containing 121,534.463 square feet of 2.79 acres of land.

BEING the same property conveyed to Combs Industrial Services, Inc. by Warranty Deed from Alice Boyd Kennon, Doyle Arthur Boyd, Jr., and Eleanor Boyd Green, Co-Successor Trustees of the Martha D. Boyd Revocable Living Trust Agreement U/A/D April 22, 1999, of record in Instrument No. 20070129-0011306, dated January 26, 2007, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to and subordinate to that certain Deed of Trust in favor of Wilson Bank & Trust of record at Instrument No. 2019067-0054646 in the Register's Office for Davidson County, Tennessee.

THIS is approximately 2.79 acres of unimproved property located at 0 Lock Road in Nashville, Tennessee 37207, Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 4th day of October, 2022.

COMBS INDUSTRIAL SERVICES, INC.

By: _____
Harvey Coombs, President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public of the State and County aforesaid, personally appeared HARVEY COOMBS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of Combs Industrial Services, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of October, 2022.

_____
Notary Public

My commission expires: 11-3-25.

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires Nov. 3, 2025