BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 928616 DEEDQC
10/12/2022 10:41:02 AM 6 pgs
Fees: $32.00 Taxes: $0.00

20221012-0111790

THIS INSTRUMENT PREPARED BY
Frost Brown Todd, LLC
Attn: Blake C. Bars
150 3rd Ave South, Suite 1900
Nashville, TN 37201

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map/Parcel Number
3502 Sweet Home Road Ashland City, TN 37015	New Owner	071-12-0-120.00 071-12-0-119.00

FOR AND IN CONSIDERATION OF the sum of TEN AND 0/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Estate of JoAnn Davis** (the "Grantor") hereby quitclaims and conveys to **Jerry F. Collier, Trustee, Yvonne C. Collier Marital Trust under Agreement dated November 18, 2019** ("Grantee"), all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Real Estate"), together with all rights, title, privileges, benefits, interests, easements hereditaments, appurtenances and tenements thereunto belonging or pertaining and all buildings, structures, fixtures and other improvements located thereon, including without limitation all oil, gas, coal, mineral, and water rights pertaining to the Real Estate (such land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements, and interests being hereinafter referred to as the "Property") Grantor confirms that this a quitclaim conveyance which is intended to convey all right, title and interest Grantor may have, if any, in the Property..

[The rest of this page has been intentionally left blank.
Signature pages of Grantor to follow.]

SIGNATURE PAGE FOR GRANTOR
TO QUITCLAIM DEED

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 20 day of September, 2022.

Estate of JoAnn Davis

By: Raymond E Davis Jr
Raymond E. Davis, Co-Executor

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned Notary Public and for said County and State, the within named Raymond E. Davis, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of September, 2022.

Notary Public Christina Marlene Pfeifle

My Commission Expires: 3/7/2026

CHRISTINA MARLENE PFEIFLE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-7-2026

SIGNATURE PAGE FOR GRANTOR
TO QUITCLAIM DEED

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 21 day of September, 2022.

Estate of JoAnn Davis

By: Mary J. Simmons, Co-Executor
Mary J. Simmons, Co-Executor

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned Notary Public and for said County and State, the within named Mary J. Simmons, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of September, 2022.

Notary Public

My Commission Expires: 03-03-2025

TIFFANY B VINSON
STATE OF TENNESSEE NOTARY PUBLIC
Exp: Mar. 3, 2025
DAVIDSON COUNTY

AFFIDAVIT OF CONSIDERATION

State of Tennessee)
County of Cheatham)

The actual consideration for this transfer is $0.00.

Jerry F. Collier

Sworn to and subscribed before me this 26 day of September, 2022.

Notary Public

GEORGIA EVANS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires:

May 9, 2026

EXHIBIT A

Parcel 1

A lot or parcel of land, being a part of Lot 1 on the Plan of the Davis Subdivision of record in Book 8250, Page 659, Register's Office for Davidson County, Tennessee, and described as follows, to-wit:

Beginning at an iron pin marking the northeast comer of this lot and the southeast corner of Lot No. 2 on the Plan of the Davis Subdivision of record in Book 8250, Page 659, Register's Office for Davidson County, Tennessee; thence South 08 degrees 26 minutes 48 seconds West 107.23 feet to an iron pin; thence North 76 degrees 48 minutes 55 seconds West 244.97 feet to a point; thence North 08 degrees 20 minutes 08 seconds East 107.23 feet to an iron pin; thence with the southerly line of Lot 2 on said Plan South 76 degrees 12 minutes 52 seconds East 245.85 feet to the point of beginning.

Parcel 2

Land in Davidson County, Tennessee, being the westerly 100 feet of Lot No. 3 on the plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, Page 34, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast comer of Jones Avenue and Cherokee Avenue; thence with the easterly margin of Jones Avenue, southwardly 110 feet to the northerly line of Lot No. 4; thence with said line eastwardly 100 feet; thence northwardly 113 feet, more or less, to the southerly margin of Cherokee Avenue; thence with said avenue, westwardly 100 feet to the beginning.

SAID REAL ESTATE ALSO DESCRIBED AS

Parcel 1

Land in the 5th Council District of Nashville, Davidson County, known as Lot 1 on the Plan of the Davis Subdivision of record in Book 8250, Page 659, Register's Office of Davidson County, Tennessee, being located approximately 190 feet south of the intersection of Jones Avenue and Cherokee Avenue, and being more particularly described as follows:

BEGINNING at a magnetic nail (found) in the easterly right-of-way of Jones Avenue, said mag nail also being the southwest corner of the herein described parcel, thence, along the easterly right-of-way of Jones Ave, North 08 degrees 33 minutes 42 seconds East, 109.87 feet to a mag nail (set); Thence, leaving said right-of-way, South 75 degrees 45 minutes 32 East, 245.85 feet to an iron pin (set); Thence, South 08 degrees 54 minutes 08 seconds West, 107.23 feet to an iron pin (found); Thence, North 76 degrees 21 minutes 35 seconds West, 244.97 feet to the POINT OF BEGINNING, containing 0.61 acres, or 26,528.16 square feet, more or less, according to a survey by Jeffrey A. Leopard, RLS No. 2415, dated July 20, 2022. Subject to and Together with any and all easements, covenants, restrictions, etc. either of record or not of record.

Parcel 2

Land in the 5th Council District of Nashville, Davidson County, being located at the southeast intersection of Jones Avenue and Cherokee Avenue, and being more particularly described as follows:

BEGINNING at a mag nail (set) in the easterly right-of-way of Jones Avenue, said mag nail also being the southwest corner of the herein described parcel, thence, along the easterly right-of-way of Jones Ave. North 08 degrees 33 minutes 42 seconds East, 83.88 feet, to a mag nail (set); Thence, with a curve to the right, having an arc length of 40.24 feet, a radius of 25.00 feet, a chord bearing of North 54 degrees 40 minutes 29 seconds East, a chord length of 36.04 feet to a mag nail (set); Thence, South 79 degrees 12 minutes 44 seconds East, 74.29 feet to an iron pin (set); Thence, South 08 degrees 33 minutes 42 seconds West, 115.94 feet to an iron pin (set); Thence, North 75 degrees 45 minutes 32 seconds West, 100.70 feet to the POINT OF BEGINNING, containing 0.26 acres, or 11,166.41 square feet, more or less, according to a survey by Jeffrey A. Leopard, RLS No. 2415, dated July 20, 2022. Subject to and Together with any and all easements, covenants, restrictions, etc. either of record or not of record.

BEING THE SAME PROPERTY conveyed to Raymond E. Davis and wife, Jo Ann Davis via the following two deeds (1) Deed from E.B. Wilmore and wife, Virginia Wilmore, recorded in Deed Book 5102, Page 600 of the Register of Davidson County, Tennessee, and (2) Warranty Deed from Forrest Thomason and wife, Linda R. Thomason, recorded in Deed Book 10310, Page 798 of the Register of Davidson County, Tennessee.