This Instrument prepared by:
William B. Hubbard
Hubbard & Smith
40 Rutledge St
Nashville, TN 37210

Karen Johnson Davidson County
Batch# 931099 DEEDQC
10/18/2022 11:34:13 AM 3 pgs
Fees: $18.00 Taxes: $370.00

20221018-0113704

QUIT CLAIM DEED

ADDRESS NEW OWNER:	Send Tax Bills To:	Map & Parcel
William B. Hubbard 092.00 5220 Tidwell Hollow Rd Nashville, TN 37218	New Owner	078-00-0

KNOW ALL MEN BY THESE PRESENTS, that Cynthia H. Wiel ("Grantor") for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand, does hereby bargain, sell, release, remise, quit claim and convey unto First Amended Beatrice and William Hubbard Trust, 5220 Tidwell Hollow Road, Nashville, TN 37218, all right, title and interest in and to the following described tract or parcel of land, in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Cynthia H. Wiel, by deed recorded in Instrument 20080318-0027174, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises. This is property known as 5166 Tidwell Hollow Road, Nashville, Tennessee 37218.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 26th day of September, 2022.

Cynthia H. Wiel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Cynthia H. Wiel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 26th day of September, 2022.

DEIRDRIU COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 4/2025

Notary Public

My commission expires: May 9, 2023

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer is $65,000.

William B. Hubbard Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn before me this the _____ day of _____, 2022.

Notary Public

My commission expires:

EXHIBIT "A"

Being the same property conveyed to GREGORY T. WIEL, WILLIAM BEESLEY HUBBARD and BEATRICE CHAN HUBBARD, by deed recorded in Book 10519, Page 197, Register's Office for Davidson County, Tennessee. described in the Deed Book 10519, Page 199 as follows:

Land being in the Second Civil District of Nashville, Davidson County, TN, being located generally West of the Cumberland River and at the end of Tidwell Hollow Road, and being more particularly described as follows:

Beginning at a point in the southeast corner of Tract No. 2 as shown on Lewis W. Collier Subdivision, of record in Book 5200, page 683, Revised in Plat Book 6900, page 744, said Register's Office. Said point, also being a corner to Joe W. Collier, et ux, of record in Book 5637, page 910, said Register's Office; thence with the easterly boundary of said Tract No. 2 N 40 deg. 41'00" W 118.15 feet to a point; thence N 25 deg. 31'54"W 359.14 feet to an iron pin set in an existing fence line; thence, N 64 deg. 36'05" E 130.00 feet, more or less to a point being at the 391-foot contour line; thence, with the meandering of said 391-foot contour line S 28 deg. 32'13" E 427.4 feet, more or less to a point; thence leaving said 391-foot contour line S 43 deg. 39'56" W 130.00 feet, more or less, to the point of beginning, containing 62,749.00 square feet or 1.4 acres, more or less.

Being the same property conveyed to Steven L. Spinks by Quitclaim Deed from Lewis W. Collier and wife, Dale Collier of record in Book 9920, page 711, Register's Office for Davidson County, Tennessee.

Being Tract No. 2 on the Plan of Lewis W. Collier Subdivision, revised, as of record in Book 5200, page 683** (** Revised in Plat Book 6900/744), Register's Office, Davidson County, TN described as follows:

Beginning on the easterly margin of a Private Drive at the corner of Tracts Nos. 2 and 3; thence with the line between said two tracts North 64 deg. 30' east 872.52 feet; thence south 25 deg. 30' east 360.18 feet to a point; continuing south 40 deg. 41' east 118.15 feet to the northwesterly line of the Joe W. Collier property; thence with said line south 41 deg. 39.56: west 1301.75 feet to the southeasterly margin of a private drive; thence with said drive around a curve with a radius of 359.94 feet, a distance of 387.89 feet; thence with the easterly of said drive north 18 deg. 04'51" east 652.35 feet to the beginning, containing 14.34 acres, more or less.

Being the same property conveyed to Steven I. Spinks and wife, Connie J. Spinks by deed from Lewis W. Collier and wife, Dale S. Collier of record in Book 6562, page 995, Register's Office for Davidson County, Tennessee.

I, or we, hereby swear or affirm that the actual consideration for this transfer is $100,000.

William B. Hubbard — Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn before me this the 10th day of October, 2022.

ROBYN E. SMITH
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: July 9, 2024