This instrument was prepared by:

Margaret Martin, Esq.
Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203
(615) 716-2292

Karen Johnson Davidson County
Batch# 948105 DEEDQC
12/05/2022 04:10:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221205-0126997

QUITCLAIM DEED

FROM: A. H. JOHNSON CO., L.L.C., a Tennessee limited liability company, successor by conversion to The A. H. Johnson Co., L.P. Grantor

TO: CHARLES D. SIMMS, an individual, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Mr. Charles D. Simms 2717 Bluefield Avenue Nashville, Tennessee 37214	Same	07507000300

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 5th day of December, 2022.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Public
My Commission Expires: 12-18-2023

FOR AND IN CONSIDERATION OF the sum of the terms hereof and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, A. H. JOHNSON

MANAGEMENT CO., L.L.C., a Tennessee limited liability company ("Grantor"), does convey and forever quitclaim unto CHARLES D. SIMMS, an individual ("Grantee"), his heirs, successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is unimproved property known as 0 Gullett Drive, Tennessee 37076.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this 5th day of December, 2022.

GRANTOR:

A. H. JOHNSON CO., L.L.C., a Tennessee limited liability company

By: _____
WM. HARRY JOHNSON
Administrative Manager

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, Melinda A. Gray, a Notary Public of said County and State, personally appeared WM. HARRY JOHNSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Administrative Manager (or other officer authorized to execute the instrument) of A. H. JOHNSON CO., L.L.C., a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such Administrative Manager executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as Administrative Manager.

Witness my hand and seal, at Office in Franklin, Tennessee, this 5th day of December, 2022.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

_____
Notary Public
My Commission Expires: 12-18-2023

EXHIBIT A

PROPERTY DESCRIPTION

Being Reserved Parcels "D", "E", and "G" on the plan of Hermitage Estates of record in Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to A. H. Johnson, Trustee, with full power to sell or convey by deed or mortgage without the joinder of any beneficiary for whom he may be acting by deed from Mrs. Helen Pride Dickson, Mrs. Lula Belle Pride Tucker, Maxie Pride, Mila Shumake Pride and Ory W. Pride of record in Book 3135, Page 441, Register's Office for Davidson County, Tennessee. The said A. H. Johnson having died on the 7th day of February, 1987, whose will is of record in Will Book KK, page 325 naming his wife, Malvin Johnson, as his sole beneficiary, the said Malvin Johnson having died on the 27th day of May, 1989, whose will is of record in Will Book QQ, page 104,

both in the office of the County Court Clerk for Wilson County, Tennessee.

Being part of the same property conveyed to A. H. JOHNSON CO., L.L.C., a Tennessee limited liability company, successor by conversion to THE A. H. JOHNSON CO., L.P., a Tennessee limited partnership, by Quitclaim Deed dated January 3, 1992 and recorded in Book 8521, page 863, Register's Office for Davidson County, Tennessee.

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, MELINDA A. GRAY, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 5, 2022.

MELINDA A. GRAY

Date: December 5, 2022

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Brittany Wood, a Notary Public of said County and State, MELINDA A. GRAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 5th day of December, 2022.

Notary Public
My Commission Expires: 11-5-24

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024