FROM
William Anthony Veach, A Widower

FROM
Robert Greene, Trustee

AND

TO
Robert Greene, Trustee

TO
William Anthony Veach A Life Estate Calvin Todd Veach and John Anthony Veach remainder in Fee Simple

QUITCLAIM DEED

William Anthony Veach, et. al.

Karen Johnson Davidson County
Batch# 984251 DEEDQC
03/23/2023 03:23:48 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20230323-0021259

Name & Address of Property Owner
4772 Ashland City Highway

Street Address or Route Number

Nashville	**TN**	**37218**	**68-67**
City	State	P.O. Zip	Map-Parcel No.

Name & Address of Person or Entity Responsible for Payment of Real Property Taxes
Same

Street Address

City State P.O. Zip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$ 0.00**

John A. Veach

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 2023.

Robert Greene

NOTARY PUBLIC

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

My Commission Expires: 11-3-25

FOR AND IN CONSIDERATION of love and affection and no monetary consideration and for the express purpose of creating a Life Estate in **William Anthony Veach** and remainder in Fee Simple in Calvin Todd Veach and John Anthony Veach, I **William Anthony Veach** hereby quitclaim, transfer and convey all my right, title and interest to **Robert Greene, Trustee** his successors and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows in the attached exhibit, to wit:

LEGAL DESCRIPTION ATTACHED HERETO MARKED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEEROF

This is improved property known as 4772 Ashland City Highway, Nashville Tennessee 37218.

And now, I, the said **Robert Greene, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim transfer and convey all my right, title and interest unto **William Anthony Veach, a Life Estate and remainder in Fee Simple in Calvin Todd Veach and John Anthony Veach** their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

IN WITNESS WHEREOF I have hereunto ~~set my~~ hand on this 18th day March 2023.

WILLIAM ANTHONY VEACH

ROBERT GREENE, TRUSTEE

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, **William Anthony Veach** the bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville,~~ Tennessee, this 18th day of March 2023.

NOTARY PUBLIC

My Commission Expires: 11-3-25

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

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, **Robert Greene, Trustee**, the bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of March 2023.

NOTARY PUBLIC

My Commission Expires: 2-24-26

MONICA LOUISE PRUITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

This Instrument Prepared With Information Provided By the Parties By:

Robert Greene, Attorney
LAW OFFICES OF ROBERT GREENE
QUORUM FINANCIAL CENTER
4121 CLARKSVILLE PIKE, SUITE 8
NASHVILLE, TENNESSEE 37218
(615) 596-0712
chilig53@comcast.net

EXHIBIT "A"

Land in the 13th Civil District of Davidson County, Tennessee, being described by an unrecorded survey dated March 1975, by Barry Greer and Associates, and being further shown as Tracts Nos. 1 and 2 on said survey of the Donald A. Smith Farm, said tracts being described as follows:

Tract No. 1: BEGINNING at a point in the northerly margin of Hydes Ferry Pike, being the southwest corner of this tract and southeast corner of the property of John M. Otey, et.ux. of record in Book 2346, page 149, Register's Office for Davidson County, Tennessee; thence N 02 degrees 35' E along the easterly boundary line of the property of Nathan Wall et. ux. of record in Book 3618, page 355, said Register's Office, 236.59 feet to a point; thence S 02 degrees 55' W along the westerly boundary line of Tract No. 2 2149.4 feet to a point in the northerly margin of Hydes Ferry Pike, being the southeast corner of this tract and the southwest corner of Tract No. 2; thence along the northerly margin of Hydes Ferry Pike, S 73 degrees 24' W 15.4 feet to a point; thence N 07degrees 16' W 5.0 feet to a point; thence S 73 degrees 24 'W 162.9 feet to the point of beginning containing 11.5 acres, more or less.

Tract No. 2: BEGINNING at a point in the northerly margin of Hydes Ferry Pike, being the southwest corner of this tract and the southeast corner of Tract No. 1; thence N. 02 degrees 55' E along the easterly boundary of Tract No. 1, 2149.4 feet to a point; thence S 88 degrees 47' E along the southerly boundary of the property Nathan Wall, et. ux. of record in Book 3618, page 355, said Register's Office, 235 feet to a point, being the northeast corner of this tract and the northwest corner of Tract No. 3; thence S 02 degrees 38' W along the westerly boundary of Tract No. 3, 2067.6 feet to a point in the northerly boundary of Hydes Ferry Pike, being the southeast corner of this tract and the southwest corner of Tract No. 3; thence along the northerly boundary of Hydes Ferry Pike S 73 degrees 24' W 256.92 feet to the point of beginning containing 11.6 acres, more or less.

Being the same property conveyed to William Anthony Veach and wife, Mary Dianne Veach by Warranty Deed Calvin C. Veach and wife, Lois Veach of record in Book 5238, page 493 Register's Office of Davidson County, Tennessee.