QUITCLAIM DEED

PREPARER'S DISCLAIMER This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

ROBIN D. WALLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd , Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Robin D Waller	Robin D Waller	49 215 00 30 50
Robin D. Waller	Robin D. Waller	
(NAME)	(NAME)	
4913 Tanglewood Drive	4913 Tanglewood Drive	
(ADDRESS)	(ADDRESS)	
Nashville , TN 37216	Nashville , TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George Construction Co, LLC** , hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Robin D. Waller**, hereinafter called the **GRANTEE**, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Certain real property situate in the 24th Civil District of Davidson County, Tennessee, and described as follows

Beginning at an iron pin set, on the northerly margin of St Lawrence Drive the southwest corner of this tract, and the southwest corner of the Margaret V Bracey property (Bk. 3134 pg 631, Register's Office for Davidson County, Tennessee), thence leaving the margin of St Lawrence Drive and with the line of Bracey N07°37'30"E 299 24' to an existing iron pipe, thence with the same S71°13'16"W 130 81' to an existing fence post, thence with the line of Dawn E Crago (Instrument No 20150518-0045236) N08°07'13"E 217 21' to an existing iron pin, thence continuing with the same N88°05'57"W 170 40' to an existing iron pin, thence with the line of Steven Lee Piper (Instrument No.20030902-0126608)and a line marked with existing painted steel fence posts N06°09'06"E 1893 75' to an iron pin set in the line of Beck S Hobneck (Instrument No 20170620-0061757), thence with Hobneck S87 °47'55"E passing an existing iron pin on the westerly edge of a drive at 5 53' in all 336 30' to an existing iron pin, thence with the line of Barbara Wade (Instrument No 20170403-0032260) S74°59'15"E 219.55' to an existing iron pin, thence with the line of Ryan Alan Hanning (Instrument No 20190924-0096665 Register's Office for Davidson County, Tennessee) and a fence as follows S05°33'04"W 154.10' to a fence post, thence S02°49'45"W 138 56' to a fence post, thence S04°19'31"W 112 77' to a point, thence S04°04'32"W 332 68' to a point, thence S03°14'45"W 362 18' to a gate post, thence S01°19'29"E 11 93' to a gate post; thence S01°00'10"E 174 90' to a point, thence S00°40'38"E 107 74' to a fence post , thence S05°17'15"W 99 66' to a fence post, thence S02°06'45"W 192 87' to a fence post, thence S04°30'32"W 86 68' to a fence post, thence S00°07'42"W 13 88' to a gate post, thence S03°19'13"W 105 99' to a fence post, thence S03°09'30"W 220 75' to an iron pin set, thence with the northerly margin of the said St Lawrence Drive (25' from the centerline) S66°53'20"W 452 36' to the point of beginning, containing 29 48 acres, more or less, according to survey by J Bruce Rainey, Surveyor #823 dated February 7, 2022, and known as Job No 210386

BEING the same property conveyed to George Construction Co, LLC by Warranty Deed from Thomas E Ray and Tarra A Ray dated February 14, 2022 and filed for record in Instrument No. 20220215-0017396, Register's Office for Davidson County, Tennessee

Subject to ingress and egress easements appearing of record in Book 4532, page 856 and Book 6909, page 350, Register's Office for said County (Tr 2)

Right-of-Way Deed appearing of record in Book 3286, page 425, said Register's Office (Tr 2)

Unimproved ☐

This is improved ☒ property, known as 3500 St Lawrence Dr, Joelton TN 37080
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

Witness my hand this 13th day of April, 2023

George Construction, LLC

by , Managing Member

Karen Johnson Davidson County
Batch# 1006308 DEEDQC
05/23/2023 08 16 40 AM 2 pgs
Fees $12 00 Taxes $0 00

20230523-0038601

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Brandy George with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be managing member (or other officer authorized to execute the instrument) of George Construction, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as (or other authorized officer)

Witness my hand, at office, this 13 day of April, 2023

Notary Public
My Commission Expires 5/5/25

ROCHELLE PRITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025