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Karen Johnson Davidson County
Batch# 1006808 DEEDQC
05/23/2023 03:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230523-0038873

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Lawyer's Escrow Service, Inc.; 2021 Richard Jones Road, Suite 220; Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of May, 2023.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Sharon Anthony Weesner, et. al. 10601 South Lick Creek Rd Primm Springs, TN 38476	Same as Owner	045-00-0-017.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **ANTHONY RENTALS, a Tennessee general partnership** (hereinafter "Grantor"), in connection with the dissolution and winding up of its business and affairs, does hereby convey, remise, release and quitclaim unto **SHARON ANTHONY WEESNER, a/k/a SHARON E. ANTHONY, and DONNA R. ANTHONY** (hereinafter "Grantees"), and their heirs, successors and assigns, each a one-half (1/2) undivided interest, as tenants in common, in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, in December, 1958, and revised January 19, 1959, as follows:

Beginning at a point in the center of Old Post Road, said point being north 88° west 470 feet from a sugar tree sprout with triple white walnut pointers in the western boundary line of the property conveyed to Jesse M. Copeland and wife by deed from S. A. Watson and wife, of record in Book 2876, page 315, Register's Office for said County; thence with the center of said Old Post Road; north 25° west 285 feet to a point; thence north 30" west 200 feet to a point; thence north 12' east 340 feet to a point; thence north 5° east 235 feet to a point; thence with an old post road north 12° west 575 feet to a point; north 50° west 380 feet to a point; thence north 30° west 510 feet to a point; thence north 40° west 290 feet to a point; thence west 70 feet to a stake in Nolan, formerly Nickens, south boundary; thence south 577 feet to a stake; thence south 5° 30' east 103 feet to a stake and an 8 inch hickory; thence south 46° 45' west 215 feet to a 10 inch black oak; thence south 69° 30' west 283 feet to a point at three 12 inch white oaks; thence south 0° 30' west 1551 feet to a planted stone; thence south 88° east 1450 feet to the point of beginning, containing 56.82 acres, more or less.

Being the same property conveyed to Anthony Rentals by Quitclaim Deed from Sharon Anthony Weesner, being one and the same and also known as Sharon E. Anthony, and Donna Ray Anthony, being one and the same and also known as Donna R. Anthony, dated 01/19/2009 and recorded 01/26/2009 in Instrument Number 20090123-0006177, in the Register's Office for Davidson County, Tennessee. Anthony Rentals, a Tennessee general partnership, has been dissolved and in connection therewith this conveyance of

partnership property as an in-kind distribution is being made to the said Sharon Anthony Weesner, being one and the same and also known, as Sharon E. Anthony, and Donna Ray Anthony, being one and the same and also known as Donna R. Anthony, as the sole partners therein.

This is unimproved property known as: 0 Bull Run Road, Nashville, TN 37015

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 17 day of May, 2023.

ANTHONY RENTALS, a
Tennessee general partnership

By: Sharon Anthony
Sharon Anthony Weesner, a/k/a Sharon E. Anthony, General Partner

ANTHONY RENTALS, a
Tennessee general partnership

By: Donna Ray Anthony
Donna Ray Anthony a/k/a Donna R. Anthony, General Partner

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 Sharon Anthony Weesner, a/k/a Sharon E. Anthony, and Donna Ray Anthony, a/k/a Donna R. Anthony, with whom I am personally acquainted or proved upon satisfactory evidence, who upon oath acknowledged themselves to be General Partners of, and the only partners of, Anthony Rentals, a Tennessee general partnership, the within named bargainor, and and who in my presence executed the within instrument for and on behalf of said bargainor by signing its name by themselves as its General Partners, and further upon oath acknowledged that they did freely and voluntarily, for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 17 day of May, 2023.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Commission Expires: _____

Notary Public

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 17 day of May, 2023.

Ernest D. Bennett, III 5-17-23

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 17 day of May, 2023

Commission Expires: _____

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 7, 2024