FROM WILLIAM B. GEIGER, Individually, and as the Successor to the former partnership interests of Peak Returns Ltd., and WILLIAM B GEIGER and THOMAS E DONALDSON, as all of the Successor Partners of PEAK & TOM, a TN General Partnership, now dissolved

TO: THOMAS E. DONALDSON

Karen Johnson Davidson County
Batch# 1020499 DEEDQC
06/29/2023 08 08 23 AM 3 pgs
Fees $17 00 Taxes $0 00
20230629-0049477

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL**
THOMAS E. DONALDSON **1213 Lake Rise Place** **Gallatin, TN 37066**	**New Owner-Same**	**026-09-0A 004.00** **and** **026-09-0A 005.00** **GO Tax District**

This instrument prepared by:

Larry D. Craig, Attorney at Law
P O Box 774
Kingston Springs, TN 37082

Soley upon information furnished by the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00, and for the purpose to reflect correct current ownership.

Affiant

Sworn to and subscribed before me
27th day of June, 2023.

NOTARY PUBLIC

My Commission Expires 7-09-2023

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

We, **WILLIAM B. GEIGER**, individually, as the Successor Partner and owner of the partnership interests of Peak Returns, Ltd., now dissolved, and as the successor partner of Peak & Tom, a TN General Partnership, now dissolved, and **THOMAS E. DONALDSON**, as a former partner of Peak & Tom, being all of the necessary parties to this instrument, **do hereby quitclaim unto THOMAS E. DONALDSON**, all of their interest in the following land

See Exhibit "A" attached hereto and incorporated by reference herein.

BEING the same property as conveyed to Peak & Tom, a TN General Partnership composed of Peak Returns, Ltd and Thomas E. Donaldson, by warranty deed dated February 25, 1999, from Cages Bend Developers, Inc., of record of record in Book 11364, Page 481, Register's Office for Davidson County, Tennessee.

The purpose and intent of this quitclaim is to reflect the full ownership in the described condominium units of Thomas E. Donaldson following him acquiring all the partnership interest of the Tennessee General Partnership known as Peak & Tom, in calendar year 2001, when the entire partnership interest was transferred to him, and then it was dissolved; and to show by inadvertance and oversight no instrument of conveyance to Thomas E. Donaldson has been made and placed of record when he acquired all the partnership interest (Peak & Tom owned no other assets, other than the property units identified on Exhibit "A") Further, to reflect that the stated partner, Peak Returns, Ltd., was formerly a Tennessee General Partnership comprised of its partners, William B Geiger and Edward E Capps Said Peak Returns, Ltd. was subsequently dissolved. The dissolution resulted in William B Geiger becoming the sole successor partner owner, having acquired all of the remaining partnership real property interests of the other partner, Edward E Capps held in the name of the partnership

Joinder to this instrument is made by Kenneth R. Capps, who served as the Trustee fiduciary of the former Capps Family Living Trust U/A/D 4-14-2011. Said trust became irrevocable following the death of Edward E Capps on 7-27-2013. Kenneth R Capps acknowledges that all of the foregoing is true and correct to the best of his knowledge and to show that the outgoing partner, Edward E. Capps, nor his subsequent created trust had any interest in the real property described in Exhibit "A"

Likewise, Thomas E. Donaldson along with William B Geiger, joins in this intrument to acknowledge and state that all of foregoing facts, as to Thomas E. Donaldson acquiring full ownership of the described real property, are true and correct. Further, that this instrument is necessary to effectuate the chain of title and reflect Thomas E Donaldson's ownership interest following the dissolution of Peak & Tom when he became owner of the entire partnership interest, and because no subsequent quitclaim was recorded to effectuate the same at that time.

This is improved commercial condominium property commonly known as 527 Rivergate Parkway, Goodlettsville, TN 37072 (Unit 4 of Two Mile Professional Plaza), and 529 Rivergate Parkway, Goodlettsville, TN 37072 (Unit 5 of Two Mile Professional Plaza)

Witness our hands on the respective dates shown with our signatures below.

WILLIAM B GEIGER
Dated: June 27, 2023

THOMAS E. DONALDSON
Dated June 27, 2023

KENNETH R. CAPPS, FORMER TRUSTEE OF
THE CAPPS FAMILY LIVING TRUST
Dated: June 26, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared Kenneth R. Capps, formerly the serving Trustee of the Capps Family Living Trust U/A/D 4-14-2011, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he as the said former Trustee, executed the foregoing instrument for the stated purpose(s) therein contained when he was acting in his fiduciary capacity.

Witness my hand and official seal at Nashville, Tennessee, ~~this 26th~~ day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 7-09-2023

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named William B. Geiger and Thomas E. Donaldson, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 2023.

NOTARY PUBLIC

My Commission Expires 7-09-2023

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, in the municipal limits of the City of Goodlettsville,

BEING Units 4 and 5, of Two Mile Professional Plaza, as described on the Plan which is an Exhibit to the Master Deed of record in Book 5915, Page 417, and as amended in Book 9974, Page 626, and in Book 10341, Page 744, and further by Amendment of Master Deed of record in Book 11364, Page 477, all being of record in the Register's Office for Davidson County, Tennessee, and to which reference is hereby made for a more complete description of said units.