Karen Johnson Davidson County
Batch# 1029955 DEEDQC
07/24/2023 10:52:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230724-0056765

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Paul Briggs, Trustee P.O. Box 120009 Nashville, TN 37212	Same	104-4-222 104-4-223 104-4-224 116-16-132

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID PAUL BRIGGS a/k/a DAVID BRIGGS a/k/a DAVID P. BRIGGS (the "Grantor"), hereby quitclaims and conveys to DAVID PAUL BRIGGS, TRUSTEE OF THE DAVID PAUL BRIGGS REVOCABLE TRUST, his successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of his right, title and interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 20 day of July, 2023.

DAVID PAUL BRIGGS

STATE OF TN
COUNTY OF Williamson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, David Paul Briggs, 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, at office, as of this 20 day of July, 2023.

TIMOTHY P. GLASGOW JR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 10-05-2026

STATE OF TN
COUNTY OF Williamson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 20 day of July, 2023.

TIMOTHY P. GLASGOW JR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 10-05-2026

EXHIBIT A

Tract 1: 104-4-222 (1207 16th Avenue South, Nashville, TN)

Being Lot No. 7 on the Map of Belmont Land Company's Subdivision of Lot No. 23, of the O.B. Hayes Addition, of record in Book 204, page 207, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the westerly side of 16th Avenue South, formerly Belmont Avenue, and runs back between parallel lines 154 ¾ feet to an alley.

Being the same property conveyed by deed of record in Book 5700, page 474, Register's Office for Davidson County, Tennessee.

Tract 2: 104-4-223 (1205 16th Avenue South, Nashville, TN)

Being Lot No. 5 on the Plan of Belmont Company's First Subdivision of Lot No. 23, of the O.B. Hayes Addition to Nashville, of record in Book 204, page 207, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the west side of 16th Avenue South and runs back between parallel lines 153.75 feet to an alley.

Being the same property conveyed by deed of record in Book 4647, page 899, Register's Office for Davidson County, Tennessee.

Tract 3: Two-thirds (2/3) interest in 104-4-224 (1203 16th Avenue South, Nashville, TN)

Being Lot No. 3 on the Map of Belmont Land Company's Subdivision of Lot No. 23, of the O.B. Hayes Plan of Large Lots called "Rokeby" as of record in Book 204, page 207, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the westerly side of 16th Avenue South and runs back between parallel lines 153-3/4 feet to an alley.

Being the same property conveyed by deed of record in Book 7430, page 384 and Book 8495, page 571, Register's Office for Davidson County, Tennessee, both conveyances resulting in David brings being the vested owner of an undivided two-thirds (2/3) interest in said property.

Tract 4: 116-16-132 (4009 Wallace Lane, Nashville, TN)

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Wallace Subdivision, part 1, as of record in Book 1424, page 16, Register's Office for said County.

Said Lot No. 58 fronts 125.3 feet on the westerly side of Wallace Lane (formerly Vail Avenue) and runs back between lines, 200.8 feet on the southerly line and 192.3 feet on the northerly line, to a line in the rear which measures 125.1 feet.

Being the same property conveyed by deed of record in Book 6800, page 927, Register's Office for Davidson County, Tennessee.

35929649.2

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 July 20, 2023 (date of document).

Affiant Signature

07/24/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of July, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

