Karen Johnson Davidson County
Batch# 1038387 DEEDQC
08/15/2023 12:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230815-0063511

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, August 15, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026

New Owner Address:
Williams Family Trust
4501 Granny White Pike
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
131-08-007.00

QUITCLAIM DEED

Ann Brennan Williams and Joseph Patrick Williams, Jr., wife and husband (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Joseph Patrick Williams, Jr. and Ann Brennan Williams, Co-Trustees of the Williams Family Trust, dated August 15, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **August 15, 2023**.

Joseph Patrick Williams, Jr.

Ann Brennan Williams

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Joseph Patrick Williams, Jr. and Ann Brennan Williams**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 15, 2023.

Notary Public

My Commission Expires: _____

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026

EXHIBIT A

Land in Davidson County, Tennessee, being northerly part of Lot No. 10, northeasterly corner of Lot No. 15 and that part of an alley lying between said lots, Map of Belmont Park Subdivision of record in Book 421, pages 118 and 119, Registers Office for Davidson County, Tennessee.

Beginning at a point in the center line of the intersection of Glendale Lane, formerly Lone Oak Road or Drive and Granny White Pike, being the northeast corner of Lot No. IO; thence with the center line of Glendale Lane, formerly Lone Oak Road or Drive south 77 degrees west 330 feet to a point opposite a post 20 feet westerly of the common corner of Lots No. 10 and 15; thence leaving the said Glendale Lane, formerly Lone Oak Road or Drive South 16 degrees east 200 feet to a point in the fence line; thence with said fence line North 76 3/4 degrees east 264 feet to the center line of the Granny White Pike; thence with the margin of same northerly 54 feet 6 inches, to a point, the beginning of a curve, thence northwesterly with the center line of said Pike 155 feet to the point of beginning, containing 1.36 acres.

Included in the above description, but excluded therefrom, as that portion of the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 11213, page 360, described as follows:

RIGHT-OF-WAY Land lying in the 33rd Civil District Nashville Davidson County, Tennessee and being more particularly described as follows: Beginning at a point on the existing westerly R.O.W. of Granny White Pike, being in the northeasterly corner of the Snyder property thence; the point being on a curve, having a radius of 1,176.02 feet and a central angle of 5 degrees 42 minutes 05.53 seconds ; thence along the arc of said curve a distance of 117.03 feet, said arc subtended by a chord bearing South 6 degrees 25 minutes I 0.15 seconds West, a distance of 116.98 feet, thence South 9 degrees 18 minutes 39.57 seconds West 64.30 feet, thence South 81 degrees 43 minutes 36.15 seconds West 3.57 feet, thence North 8 degrees 24 minutes 33.77 seconds East 18.98 feet, thence North 80 degrees 34 minutes 12.36 seconds West :0.20 feet, thence North 11 degrees 02 minutes 15.26 seconds East 31.09 feet, thence South 77 degrees 47 minutes 58.23 seconds East 8.79 feet, thence North 8 degrees 24 minutes 33.77 seconds East 18.86 feet, thence North 7 degrees 45 minutes 13.21 seconds East 65.09 feet, thence the point being on a curve, having a radius of 40.00 feet and a central angle of 92 degrees 35 minutes 46.63 seconds, thence along the arc of said curve a distance of 64.64 feet, said arc subtended by a chord bearing North 46 degrees 32 minutes 53.91 seconds West, a distance of 57.84 feet, thence North 80 degrees 45 minutes 19.77 seconds East 50.86 feet, to the point of beginning; containing 2,361 square feet, more or less.

Being the same property conveyed to Ann Brennan Williams and Joseph Patrick Williams, Jr., wife and husband, from Stephen L. Quarles by deed of record in Instrument No. 20210903-0119132, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 4501 Granny White Pike, Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 August 15, 2023.

Affiant Signature

8/15/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, August 15, 2023.

Notary Public

My Commission Expires:

