Prepared by: John Forrest Kelly, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch# 1053747 DEEDWARR
09/25/2023 11 57.08 AM 5 pgs
Fees: $27 00 Taxes $0 00
20230925-0075108

ROBIN WALLER

TO: WARRANTY DEED

ROBIN DEWAYNE WALLER, Trustee of the
ROBIN DEWAYNE WALLER REVOCABLE TRUST dated September 19, 2023

THIS DEED OF REALTY, executed as of the 19 day of September, 2023, by Grantor, ROBIN WALLER, married, to Grantee, ROBIN DEWAYNE WALLER, Trustee of the ROBIN DEWAYNE WALLER REVOCABLE TRUST dated September 19, 2023, and any amendments thereto,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, ***all of Grantor's undivided one-half (50%) right, title and interest***, to have and to hold and to his heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

PARCEL I:
Lot No. 12 of the J.A. Williams tract in the 12th District of Davidson County, and described according to a survey made by Z.J. Wilkinson, Surveyor, March 7, 1942, as follows:

Beginning at a point in the center line of Green Lane at the common corner Lots Nos. 11 and 12; which point is 1815 feet from the center line of Whites Creek Pike; thence northerly with the line between Lots Nos. 11 and 12, 600 feet; thence easterly 100 feet to the corner of Lot Nos. 12 and 13; thence with the line between said lots southerly 600 feet to the center line of Green lane; thence westerly with

said lane 100 feet to the point of beginning.

Being the same property conveyed to Brandy George and Robin Waller, by Warranty Deed from Ruby Cox, dated April 26, 2010, and recorded May 11, 2010, of record in Instrument No. 20100511-0035957, in the Register's Office for Davidson County, Tennessee.

PARCEL II:
Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Green Lane Garden Homes Subdivision, not of record, described according to a survey made by Peter Myers, dated April 20, 1946, as follows:

Beginning on the southerly margin of Green Lane at the corner of Lots Nos. 6 and 7, being 2233.5 feet west of the center line of Ewing Road; thence with the line between the said two lots South 12 degrees 15' East 799.5 feet; thence South 77 degrees 40' West 100 feet to the corner of Lots No. 7 and 8; thence with the line between said two lots North 12 degrees 15' West 799.5 feet to the southerly margin of Green Lane; thence with said Lane, North 77 degrees 40' East 100 feet to the beginning.

Included in the above but excluded therefrom is that portion of said land conveyed to the State of Tennessee by deed from James D. Delk and wife, Mary Evelyn Delk, of record in Book 7076, page 268, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point of intersection of the north boundary of the Temphis Corporation property and the east boundary of the Ronald E. Hunt, et ux property; thence with said east boundary North 08 degrees 08 minutes 32 seconds West 67.00 feet; thence North 81 degrees 01 minutes 09 seconds East 100.01 feet to a point in the west boundary of the Melvin G. George property; thence with the said west boundary South 08 degrees 08 minutes 32 seconds East 68.00 feet to a point in the Temphis Corporation property north boundary; thence with the said north boundary South 81 degrees 35 minutes 31 seconds West 100.00 feet to the point of beginning and containing 0.155 acres.

Being the same property conveyed to Robin D. Waller and Brandy S. George, as tenants in common, by Warranty Deed from Michael Ray Allen, Sr. and wife, Wanda Faye Allen, dated October 5, 2015, and recorded October 9, 2015, of record in Instrument No. 20151009-0103117, in the Register's Office for Davidson County, Tennessee.

PARCEL III:
Being Lot Nos. 2 and 3 on the plan of the Caillouette Subdivision of record in Book

5200, page 279, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

EXCLUSION:
INCLUDED in the above described tract, but specifically EXCLUDED from this conveyance is the following described tract conveyed to William Michael Elliott by Warranty Deed of record in Book 9935, page 544, Register's Office for Davidson County, Tennessee, to-wit: Beginning on the southwesterly right-of-way of Coopertown Road or Old Clarksville Highway at the northeasterly corner of Lot No. 3, on the Plan of Caillouette Subdivision, as of record in Plat Book 5200, page 279, Register's Office for Davidson County, Tennessee; thence leaving said right-of-way and running with the easterly line of aforesaid Lot No. 3, S 03°57'27"W 55.0 feet; thence leaving said line and running N 86°02'33"W 10.0 feet; thence N 03°57'27"E 59.3 feet to the southwesterly right-of-way of Coopertown Road or Old Clarksville Highway; thence with said right-of-way S 62°52'09"E 10.9 feet to the point of beginning.

Being the same property conveyed to Brandy S. George and Robin D. Waller, by Warranty Deed from Ronald E. Waller and Debora L. Waller, dated March 24, 2023, and recorded March 27, 2023, of record in Instrument No. 20230327-0022037, in the Register's Office for Davidson County, Tennessee.

Subject to Easement Agreements appearing of record in Book 10727, page 341 and Book 10727, page 343, Register's Office for Davidson County, Tennessee.

PARCEL IV:
BEING Lot No. 6 on the Map of Greens Lane Gardens Homes Subdivision, a development by Allan Murphy, described according to a copy of a survey thereof made by Pete Meyer, Surveyor, as follows:

BEGINNING at a point in the South margin of Greens Lane, at the common corner of Lots Nos. 5 and 6, being 2133.5 feet West of the centerline of Ewing Road as measured along the South margin of Greens Lane, thence with the line between Lots Nos. 5 and 6, South 12° 15' East, 799.5 feet, thence South 77° 40' West 100 feet to the corner of Lots Nos. 6 and 7, thence with the line between said lots, North 12° 15' West 799.5 feet to the South margin of Greens Lane, thence with the margin of said Lane, North 77° 40' East 100 feet to the point of beginning.

Being the same property conveyed to Robin D. Waller and Brandy George, by Warranty Deed from George Construction Co., LLC, dated April 13, 2023, and recorded May 23, 2023, of record in Instrument No. 20230523-0038599, in the Register's Office for Davidson County, Tennessee.

Robin Waller and Robin D. Waller being one and the same person.

This real estate has never been used as a marital residence by the Grantor.

That Grantor (1) covenants that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

ROBIN WALLER Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ROBIN WALLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 19th day of September, 2023.

My Commission Expires:

May 3 2027.

Laura Elizabeth McInnis
Notary Public

LAURA ELIZABETH MCINNIS
TENNESSEE NOTARY PUBLIC
My Comm Exp MAY 3, 2027
COUNTY OF DAVIDSON

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Robin Dewayne Waller, Trustee of the Robin Dewayne Waller Revocable Trust, et al 3844 Old Clarksville Pike Joelton, TN 37080	SAME/OWNER

Property Addresses:	Map and Parcel Nos.:
Parcel I: 528 Green Lane Whites Creek, TN 37189	049-00-0-158.00
Parcel II: 529 Green Lane Whites Creek, TN 37189	049-00-0-214.00
Parcel III: 5843 Old Clarksville Pike Joelton, TN 37080	029-00-0-072.00
5847 Old Clarksville Pike Joelton, TN 37080	029-00-0-306.00
Parcel IV: 525 Green Lane Whites Creek, TN 37189	049-00-0-215.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).