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 4 pgs
Fees $22 00 Taxes $0 00
20230925-0075109

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 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:
Certain real property situated in the 24th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at an iron pin set, on the northerly margin of St. Lawrence Drive the southwest corner of this tract, and the southwest corner of the Margaret V. Bracey property (Bk. 3134 pg. 631, Register's Office for Davidson County, Tennessee), thence leaving the margin of St. Lawrence Drive and with the line of Bracey N07°37'30"E 299 24' to an existing iron pipe, thence with the same S71°13'16"W 130 81' to an existing fence post, thence with the line of Dawn E. Crago (Instrument

No 20150518-0045236) N08°07'13"E 217 21' to an existing iron pm, thence continuing with the same N88°05'57"W 170 40' to an existing iron pm, thence with the line of Steven Lee Piper (Instrument No. 20030902-0126608) and a line marked with existing painted steel fence posts N06°09'06"E 1893 75' to an iron pin set in the line of Beck S. Hobneck (Instrument No. 20170620-0061757), thence with Hobneck S87°47'55"E passing an existing iron pin on the westerly edge of a drive at 5 53' in all 336 30' to an existing iron pin, thence with the line of Barbara Wade (Instrument No 20170403-0032260) S74°59'15"E 219.55' to an existing iron pin, thence with the line of Ryan Alan Hanning (Instrument No 20190924-0096665 Register's Office for Davidson County, Tennessee) and a fence as follows S05°33'04"W 154.10' to a fence post, thence S02°49'45"W 138 56' to a fence post, thence S04°19'31"W 112 77' to a point, thence S04°04'32"W 332 68' to a point, thence S03°14'45"W 362 18' to a gate post, thence S01°19'29"E 11 93' to a gate post; thence S01°00'10"E 174 90' to a point, thence S00°40'38"E 107 74' to a fence post, thence S05°17'15"W 99 66' to a fence post, thence S02°06'45"W 192 87' to a fence post, thence S04°30'32"W 86 68' to a fence post, thence S00°07'42"W 13 88' to a gate post, thence S03°19'13"W 105 99' to a fence post, thence S03°09'30"W 220 75' to an iron pin set, thence with the northerly margin of the said St. Lawrence Drive (25' from the centerline) S66°53'20"W 452 36' to the point of beginning, containing 29.48 acres, more or less, according to survey by J Bruce Ramey, Surveyor #823 dated February 7, 2022, and known as Job No 210386

Subject to ingress and egress easements appearing of record in Book 4532, page 856 and Book 6909, page 350, in the Register's Office for Davidson County, Tennessee.

Right-of-Way Deed appearing of record in Book 3286, page 425, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robin Waller, by Warranty Deed from George Construction Co., LLC, dated April 13, 2023, and recorded May 23, 2023, of record in Instrument No. 20230523-0038601, in the Register's Office for Davidson County, Tennessee.

PARCEL II:

BEGINNING at a point in the centerline of Bear Hollow Road, the same being the Northeast corner of a 10.6 acre tract conveyed to Miller; thence with the centerline of said road, South 83° 27' 94" East, 282.21 feet; and around a curve having a radius of 786.20 feet, a distance of 24.96 feet, thence leaving said road and crossing Bear Hollow Creek, South 06° 32' 56" West, 1231.07 feet to an iron pin in Armstrong North line; thence with Armstrong North line South 87° 39' 03" West, 360.33 feet to a point in the centerline of a 50 foot egress and ingress easement, Miller's

Southeast corner, thence with the centerline of said easement Millers East line as follows North 35° 42' 17" West, 48.74 feet around a curve to the right having a radius of 197.19 feet, a distance of 254.40 feet; around a curve to the left having a radius of 202.52 feet, a distance of 242.21 feet; North 30° 18' 31" West, 29.74 feet around a curve to the right having a radius of 158 46 feet, a distance of 163.70 feet, North 28° 52' 57" East, 384.04 feet; around a curve to the left having a radius of 63 91 feet, a distance of 114.62 feet, around a curve to the right having a radius of 51.97 feet, a distance of 115 50 feet, and North 53° 27' 20" East, crossing back said creek 110 71 feet to the beginning, containing 11.53 acres, more or less, according to survey of Randolph L. Chapdelaine, Tennessee No. 1444, dated March 6, 1985.

Being the same property conveyed to Robin Dewayne Waller, by Warranty Deed from Brandy S. George, dated April 13, 2023, and recorded May 23, 2023, of record in Instrument No. 20230523-0038600, 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.

Notary Public

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

Property Owners Name And Mailing Address:

Robin Dewayne Waller, Trustee of the
Robin Dewayne Waller Revocable Trust, et al
4813 Tanglewood Dr
Nashville, TN, 37216

Person or Entity Responsible for Payment of Property Taxes:

SAME/OWNER

Property Addresses:

Parcel I:
3500 St Lawrence Road
Joelton, TN 37080

Parcel II:
3751 Bear Hollow Road
Joelton, TN 37080

Map and Parcel Nos.:

030 00 0 050.00

030 00 0 212.00

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