THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1061076 DEEDQC
10/17/2023 08 36 31 AM 2 pgs
Fees $12 00 Taxes $0 00
20231017-0081257

[PREPARER's DISCLAIMER This instrument is prepared based on information provided by the parties named herein The service provided is limited to the preparation of this instrument in recordable form only No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument]

QUITCLAIM DEED

Address of New Owners	Send Tax Bills To	Tax ID No
The Walton Company P O Box 186 Madison, Tennessee 37116	Owner	04216010800

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Joseph Marchbanks Draper, Jr. and Phillip Matthews Draper**, hereinafter called the Grantors, do hereby Quitclaim unto **The Walton Company, a partnership organized under the laws of Tennessee, composed of Joseph Marchbanks Draper, Jr. and Phillip Matthews Draper, as tenants in partnership**, hereinafter called the Grantee, its successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being part of **Lot No. 1 on the Plan of Final Plat, Draper Subdivision** of record in Plat Book 6900, Page 522, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Less and except that portion of the above said property that was conveyed to the Tennessee Department of Transportation after the making of the above said Subdivision, by Warranty Deed of record at Book 11328, page 921, Davidson County Register of Deeds, the survey and legal description of which portion is set out in said Warranty Deed, and incorporated here by reference

Being part of the same property conveyed by the following deeds and by inheritance as noted

Being part of the same property conveyed to Joseph Marchbanks Draper [Sr] and wife, Myrtle C Draper, by Deed from Paul Goodbar Draper and Joseph Marchbanks Draper [Sr], duly qualified and acting as Trustees under the Will of Walton Draper, deceased, of record in Will Book 75, page 249, County Court for Davidson County, Tennessee, said Deed being filed on 10/15/1965, at Book 3947, page 175, Davidson County Register of Deeds, and

Also being part of the same property conveyed to Joseph Marchbanks Draper, Sr and wife, Myrtle C Draper, by Warranty Deed from Annie Mary Draper Swain and husband, Irvin S Swain, filed on 07/09/1968, at Book 4249, page 576, Davidson County Register of Deeds, and

Also being part of the same property conveyed to Joseph Marchbanks Draper, Sr , Joseph Marchbanks Draper, Jr., and Phillip M Draper (a/k/a Phillip Matthews Draper) by Deed of Correction from Walton Young Draper, and wife, Kathleen Buntin Draper and Beverage Houston Draper, and wife, Sarah Louise Alexander Draper, filed on 12/12/1973, at Book 4771, Page 816, Davidson County Register of Deeds Note that the Will of Edward Matheny Draper mentioned in said Deed of Correction is probated in the Sumner County Probate Court, filed its archives at Will Book 13, page 272; and

Also being part of the same property conveyed to Phillip Matthews Draper by Quitclaim Deed from Sara Beth Draper, of record on 05/19/1986, at Book 6860, Page 348, Davidson County Register of Deeds

Myrtle C Draper predeceased Joseph Marchbanks Draper, Sr , leaving him as the surviving tenant by the entirety as to properties vested in them together Joseph Marchbanks Draper, Sr. later died, leaving his entire estate, including all real property, to his sons Joseph Marchbanks Draper, Jr and Phillip Matthews Draper per his Last Will and Testament duly probated and filed at Book 179, page 105, Davidson County Probate Court

This is property commonly known as 104 Gallatin Pike, Madson, TN 37115 *
*Note An address is not a legal description of real property

Witness our hands, this 12 **day of** October, **2023:**

Joseph Marchbanks Draper, Jr.

Phillip Matthews Draper

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Marchbanks Draper, Jr.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained

Witness my hand and official seal, this 12 day of October, **2023**

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Phillip Matthews Draper**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained

Witness my hand and official seal, this 12 day of October, **2023**

Notary Public

My Commission Expires _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12 DAY OF October, **2023**

Notary Public

My Commission Expires _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026