Karen Johnson Davidson County
Batch# 1072359 DEEDQC
11/16/2023 09:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231116-0089305

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WDP)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Cypressbrook Coley Davis, GP 1776 Woodland Court, Suite 218 The Woodlands, Texas 77380	same	141 00 0 017.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, ANN TERRELL FUSSELL, AS EXECUTOR OF THE ESTATE OF JAMES E. FUSSELL (the "Grantor"), does hereby quitclaim, transfer and convey all its right, title and interest in and to the following described property to CYPRESSBROOK COLEY DAVIS, GP, a Tennessee general partnership (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

This is improved property is known as 1084 Morton Mill Road, Nashville, Tennessee 37221.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 13 day of November, 2023.

GRANTOR

Ann Terrell Fussell

Ann Terrell Fussell, Executor of the
Estate of James E. Fussell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Ann Terrell Fussell, who upon oath acknowledged that she is the Executor of the Estate of James E. Fussell, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 13th day of November, 2023.

Tammy Carlisle
Notary Public

My Commission Expires: May 3, 2027

TAMMY CARLISLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2027

The actual consideration for this transfer is zero dollars ($0.00)

Affiant

Subscribed and sworn to before me this 15th day of November, 2023.

Brina Mathis
Notary Public

My Commission Expires: 1-24-2025

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land in the 23rd Civil District of Davidson County, Tennessee, and located on the North side of the CSX Railroad at the north end of Morton Mill Road and being more particularly described as follows:

Beginning on an iron pin located on the north margin of CSX Railroad, said iron pin being 550 feet, more or less, westerly along said north margin from the centerline of Morton Mill Road, thence: leaving the north margin of said railroad along with western line of the herein described tract N 02 deg. 25' 30" W a distance of 1854.81 feet to an iron pin being the northwest corner of the herein described tract, thence; continuing along the northern line of the herein described tract N 60 deg. 01' 54" E a distance of 288.00 feet to an iron pin at the beginning of a curve to the right, said pin being the northernmost corner of the herein described tract, thence; continuing along the eastern line of the herein described tract and along said curve to the right (said curve having a radius of 1056.40 feet and a delta angle of 41 degrees 15 minutes and 9 seconds), a curve length of 760.60 feet to a monument; thence; continuing with said line S 29 deg. 58' 06" E a distance of 361.20 feet to a monument, thence; continuing with said line, N 60 deg. 01' 54" E a distance of 116.00 feet to a point in the center of the Harpeth River, thence; continuing with the center of the Harpeth River, S 28 deg. 15' 23" E a distance of 733.30 feet to a point, said point being the northernmost corner of the Reese Smith, Jr.. property, thence; with the west line of Smith, S 03 deg. 01' 49" W a distance of 382.98 feet to an iron pin on the north margin of the CSX Railroad, being the southeast corner of the herein described tract and being the southwest corner of Smith, thence; continuing along the southern line of the herein described tract and with the north margin of the CSX Railroad, N 87 deg. 57' 44" W a distance of 134.64', thence, continuing with said margin S 88 deg. 02' 07" W a distance of 202.29 feet, thence; continuing with said margin S 84 deg. 01' 58" W a distance of 201.94 feet to the beginning of a curve to the left, thence; continuing along said margin and said curve to the left (said curve having a radius of 2889.83 feet and a delta angle of 16 degrees 48 minutes and 49 seconds), a curve length of 848.01 feet to an iron pin, the beginning, containing 43.873 acres more or less, according to a survey by Jesse E. Walker, RLS. PE. dated October 21, 1993.

Being the same property conveyed to Dr. James E. Fussell by deed from Carol G. Fussell of record in Instrument No. 20210514-0065272, in the Register's Office for Davidson County, Tennessee, dated April 19, 2021 and recorded on May 14, 2021. James E. Fussell and Carol G. Fussell previously acquired the property by deed of record in Book 5945, Page 322, in the said Register's Office and were divorced by that Final Decree of Divorce and Marital Dissolution Agreement of record in Book 8785, Page 465, in the said Register's Office.

James E. Fussell passed away on or about June 15, 2022.

202311160089305

Tennessee Certification of Electronic Document

I, Patrick S. Bennett, 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 November 13, 2023 (date of document).

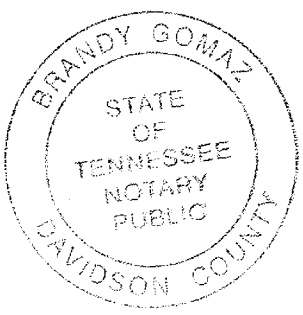
Affiant Signature

November 13, 2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of November, 2023.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25