Karen Johnson Davidson County
Batch# 1077699 DEEDQC
12/04/2023 10:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231204-0093213

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Louise Bullard Wallace Trust B c/o Equitable Trust Company 4400 Harding Pike, Suite 310 Nashville, TN 37205	Same	Map 66, Parcels 8 & 9 Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WALLACE INVESTORS, LLC, a Tennessee limited liability company (the "Grantor"), hereby quitclaims and conveys to EQUITABLE TRUST COMPANY AND J. BRANSFORD WALLACE, SR., AS CO-TRUSTEES OF THE LOUISE BULLARD WALLACE TRUST B, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of Grantor's right, title and interest in and to certain real property in Davidson County, being more particularly described on Exhibit A hereto.

This is unimproved property known as Gowers Island (Tract 1) and a tract of land on Ashland City Highway, Nashville, TN (Tract 2).

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

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument on this 28th day of November, 2023.

WALLACE INVESTORS, LLC, a
Tennessee Limited Liability Company

By: J. Bransford Wallace
J. BRANSFORD WALLACE, JR.,
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, J. Bransford Wallace, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Wallace Investors, LLC, a Tennessee Limited Liability Company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 29th day of November, 2023.

Mary Lynne Eash
Notary Public

My Commission Expires:

Sept. 2, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me this 29th day of November, 2023.

Mary Lynne Eash
Notary Public

My Commission Expires:

Sept. 2, 2024

EXHIBIT A

[Legal Description]

Two tracts of land in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, described as follows:

Tract 1:
Being a tract of land known as Gowers Island in the Cumberland River above the mouth of Pond Creek and opposite the mouth of Island Branch; bound on the north, east, south and west by Cumberland River; and containing 40 acres more or less, a plan of said island is recorded in Plan Book 2, page 28, of the Chancery Court of said County.

Tract 2:
Beginning in the center line of Tennessee Highway #12, 877.5 feet westerly from Libble Road and running thence South 9 deg. 30' East 221 feet to the right descending bank of Cumberland River; thence with said river bank South 89 deg. West 75 feet; thence North 79 deg. 30' West 252 feet to the center line of Tennessee Highway #12; thence North 79 deg. West 75 feet to the beginning, containing 0.4 acres, more or less.

Said legal description being the same as in the previous deed of record.

Being the same property conveyed to Wallace Investors, LLC, a Tennessee limited liability company, by Warranty Deed from the Louise Bullard Wallace Trust B, George Newton Bullard, Jr. and Betty Bullard Stadler, dated September 28, 2000 and recorded on November 2, 2000, of record at Instrument No. 20001102-0109095, Register's Office for Davidson County, Tennessee.

36759699.2

Certificate of Authenticity

I, Lucretia Albert, 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 Nov 28, 2023.

Date

Lucretia Albert

Affiant Signature

12/04/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 04 day of December, 2023

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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