THIS INSTRUMENT PREPARED BY: BELL & ALEXANDER TITLE SERVICES, INC. 8110 ISABELLA LN., STE 200 BRENTWOOD, TN 37027  	STATE OF TENNESSEE) COUNTY OF Williamson) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$400,000.00** AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF JANUARY, 2024. NOTARY PUBLIC MY COMMISSION EXPIRES: 9-6-26

Address New Owner
Charles D. Williamson
9900 S. Thomas Dr. Unit 2305
Panama City Beach, FL 32408

Send Tax Bills To:
New Owner

Map and Parcel:
084-12-0 087.00

Karen Johnson
Batch # 1092008
01/22/2024 02:52:44 PM
Fees: $18.00 Taxes: $1,480.00

Davidson County
DEEDQC
3 pgs

20240122-0003465

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
DAVIDSON DIVISION

IN RE:	)	CASE NO. 322-01593
Charles D. Williamson Debtor(s)	)	CHAPTER 7
	)	JUDGE CHARLES M. WALKER
	)	

TRUSTEE'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, **David G. Rogers, as Trustee for Julie A. Buhler,** in the above captioned cause, and **NOT OTHERWISE** ("Grantor"), hereby convey, remise, release and forever quitclaim unto **Charles D. Williamson,** ("Grantees"), heirs, successors and assigns, all of the Debtor's right, title and interest in and to certain tracts of land in **Davidson** County, Tennessee, described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor conveys Debtor's interest in the Property pursuant to Notice of Appointment of David G. Rogers as Trustee contained in the Notice of Chapter 7 Bankruptcy Case, Meeting of Creditors, and Deadlines, a certified copy of which is of record in Instrument No. 20240122-0003462, Register's Office for Davidson County, Tennessee, Notice of Trustee's Motion to Sell Property filed in the United States

Bankruptcy Court for the Middle District of Tennessee, Nashville Division, Case No. 322-01593 and sent to all creditors and parties in interest on September 28, 2021, a certified copy of which is of record in Instrument No. 20240122-0003463, Register's Office for Davidson County, Tennessee, and Order Authorizing Trustee's Sale of Property entered November 16, 2023, a certified copy of which is of record in Instrument No. 20240122-0003464 Register's Office for Davidson County, Tennessee.

(if applicable) By acceptance of this Trustee's Quitclaim Deed, the Grantees herein assume all responsibility for preserving the Greenbelt status of the subject property and further assume all responsibility for any rollback taxes assessed as a result of Grantees' failure to preserve the Greenbelt status of the property or change in use of the property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this _____ day of January, 2024.

David G Rogers, Trustee

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David G. Rogers, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal 12th day of January, 2024.

Notary Public

My Commission Expires: 12/3d/24

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, more particularly described as follows:

Beginning in the center of McGavock Pike, at the southwest corner of the property conveyed to Starling G. Nelson and wife, by deed from James W. Smith and wife, of record in Book 1012, page 251, Register's Office for said County; thence with Nelson 's southerly line south 85 degrees east 459 feet to the southerly right-of-way line of the Tennessee Central Railroad; thence with said right-of-way line, south 52-1/2 degrees East 187.5 feet; thence North 85 degrees West 606 feet to the center of said McGavock Pike; thence with the center of said Pike, North 5 degrees East 102 feet to the beginning, containing 1-1/2 acres, more or less.

Being a portion of the same property conveyed to Julie Ann Buhler-Freeman, by deed dated 03/25/2014, from Michael John Buhler-Freeman, of record in Instrument No. 20140325-0024581, Register's Office for said County.

Also being the same property conveyed to Michael J. Buhler-Freeman, and wife, Julie Ann Buhler-Freeman, by deed dated 04/09/1999, from Garry Dale Apple, James Richard Apple, and Larry Stewart Apple, Trustees U/A/D, of record in Book 11430, page 879, Register's Office for said County.

Being also known as 105 McGavock Pike, Nashville, Tennessee 37214.