Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

Karen Johnson Davidson County
Batch # 1098264 DEEDQC
02/06/2024 10:36:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240206-0008255

ADDRESS NEW OWNER:	UVC Holding Company, LLC 1116 Waller Rd. Brentwood, Tennessee 37027
SEND TAX BILLS TO:	SAME
MAP/GROUP/PARCEL:	172 01 0A 059.00
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4701 Trousdale Drive, Suite 211 Nashville Tennessee 37220

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) This Deed, Made this 17th day of January, 2024 by and between Randall E. Williams, "Grantor(s)" conveys said property unto UVC Holding Company, LLC, dated January 17, 2024, "Grantee(s)," including all their rights, title and interest in said property in Davidson County, Tennessee, and the following described real estate, to-wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Copperfield Revised of record in Plat Book 6900, Page 555 through 559, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carl Edward Garringer, unmarried by Warranty deed from James E. Cullop, Jr. and Bonnie S. Cullop, husband and wife of record in Book 10054, page 275, Register's Office for Davidson County, Tennessee, dated April 15, 1996 and recorded on May 20, 1996. Signed by Attorney in Fact of record in Limited Power of Attorney in Book 10054, page 279, Register's Office for Davidson County, Tennessee.

Said Carl Edward Garringer became deceased on February 17, 2022, leaving Last Will and Testament filed for Probate in Docket No. 22P988, Circuit Court of Davidson County, Tennessee. In accordance with the terms of the said Will, American National Red Cross is named as the Sole Beneficiary of the Estate. For the purpose of distribution of the estate, The American National Red Cross AKA American Red Cross, a non-profit organization, conveyed the same property to Dina Wilson, Executrix of the Estate of Carl Edward Garringer by Quitclaim deed from, of record in Instrument No. 202303310023321, Register's Office for Davidson County, Tennessee, dated March 15, 2023 and recorded on _____,2023.

Being the same property conveyed to Randall E. Williams, by Warranty Deed from Dina Wilson, Executrix of the Estate of Carl Edward Garringer, of record as Instrument No. 20230331-0023322, dated March 27, 2023 and recorded on March 31, 2023, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved property known as 40 Nickleby Down, Brentwood, TN 37027.

RANDALL E. WILLIAMS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Randall E. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Grantor(s) and that he as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 17 th day of January, 2024.

Diane T. Waterman

Notary Public

My Commission Expires: 5-5-2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00

Affiant:

Signed before me, witness my hand and official seal.
This 17 th day of January, 2024.

Diane T. Waterman

Notary Public

My Commission Expires: 5-5-2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025