This Instrument Prepared By:
Erin Hagerty
CAMERON WORLEY, P.C.
112 Westwood Place, Suite 240
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch # 1109015 DEEDQC
03/08/2024 01:09:19 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240308-0016327

Address of Owner:
Big Jim Holdings, LLC
1016 River Bluff Drive
Madison, TN 37115

Send Tax Bills To:
Big Jim Holdings, LLC
P.O. Box 476
Hendersonville, TN 37077-0476

Map-Parcel Numbers:
Map 43-3
Parcel 22

FIDUCIARY QUITCLAIM DEED

WHEREAS, James A. Jackson, Jr. (the "Decedent") owned the real property described below on the date of his death; and

WHEREAS, the Decedent died on April 20, 2020, leaving a Last Will and Testament dated July 8, 2010; and

WHEREAS, said Will was admitted to ancillary probate on December 3, 2020, in the Probate Court for Davidson County Tennessee, Docket No. 20P-1817; and

WHEREAS, Elizabeth J. Foutch was appointed Executor of the ancillary probate estate of said Last Will and Testament of the Decedent, and

WHEREAS, the Executor was duly qualified, all debts of the Decedent have been paid, and no federal or state estate and inheritance taxes are owed; and

WHEREAS, the Executor desires to transfer the real property described below to the residual beneficiaries of the decedent's estate under the Decedent's Will; and

WHEREAS, the residual beneficiaries of the Decedent's estate have directed the Executor to transfer said real property to Big Jim Holdings, LLC, a Tennessee limited liability company, as a constructive distribution to said residual beneficiaries and a constructive contribution by said residual beneficiaries to Big Jim Holdings, LLC, of which they are members.

NOW, THEREFORE, as a distribution from the Estate of James A. Jackson, Jr. and for no other consideration, I, Elizabeth J. Foutch, Executor of the Tennessee ancillary probate estate, by these presents hereby quitclaim and convey unto Big Jim Holdings, LLC, a Tennessee limited liability company, its successors and assigns, all right, title, and interest in the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 12 on the Revised Plan of Rivergate Industrial Park, Section Three, of record in Plat Book 6200, Page 667, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being part of the same property conveyed to Myatt Industrial Partnership, a Tennessee General Partnership by Quitclaim Deed of record on Book 10825, page 594, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James A. Jackson, Jr. by Warranty Deed from Myatt Industrial Partnership, a Tennessee General Partnership, dated July 26, 2000, Instrument No. 200007260073922, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC. AS MAY BE SET FORTH ON THE PLAN OF RIVERGATE INDUSTRIAL PARK, SECTION 3, AS OF RECORD IN PLAT BOOK 6200, PAGE 667, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SUBJECT TO PROPERTY TAXES FOR THE YEAR 2024, A LIEN, BUT NOT YET DUE AND PAYABLE, AND FURTHER SUBJECT TO SUCH UTILITY AND SEWER EASEMENTS AS MAY BE OF RECORD AND SUBJECT TO FLOWAGE EASEMENT TO UNITED STATES OF AMERICA OF RECORD IN BOOK 2279, PAGE 1, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 1016 River Bluff Drive, Madison, Tennessee 37115.

By signing this deed, the Executor releases any right she may have to recover this property in the event of the subsequent insolvency of the Estate of James A. Jackson, Jr.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand on this the 1st day of March, 2024.

Elizabeth J. Foutch, Executor of the Tennessee Ancillary Probate Estate of James A. Jackson, Jr.

Elizabeth J. Foutch, Executor of the Tennessee Ancillary Probate Estate of James A. Jackson, Jr.

STATE OF TENNESSEE)
COUNTY OF Robertson)

Before me, Elizabeth J Foutch, a Notary Public of said state and county aforesaid, personally appeared Elizabeth J. Foutch, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be Executor of the Tennessee Ancillary Probate Estate of James A. Jackson, Jr., the within named bargainor, and that she, as such Executor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office in Hendersonville Tennessee, this 1st day of March, 2024.

ALEXANDRIA L ALLEN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 01-31-2027

Alexandria L Allen
NOTARY PUBLIC
My Commission Expires: 1/31/2027

PURSUANT TO TENNESSEE CODE ANNOTATED §67-4-409(a)(1)(C)(iv), THIS DEED EVIDENCES THE DISTRIBUTION OF THE SUBJECT PROPERTY TO BENEFICIARIES OF AN ESTATE AND IS EXEMPT FROM TAXATION. PURSUANT TO T.C.A. §67-4-409(a)(1)(E), NO