Deed to Corporation
Davidson County

Prepared by and Return to:
Tommy C. Estes, Esq.
MANIER & HEROD, a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

Karen Johnson
Batch # 1115211
03/26/2024 12:15:20 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240326-0020977

TRUSTEE'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Tidewater Associates, Inc. **P.O. BOX 150129** **Nashville, TN 37215**	**SAME**	**Map: 135-00-0** **Parcel: 34.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Tommy C. Estes, Trustee, (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto Tidewater Associates, Inc., a Tennessee corporation, (hereinafter referred to as "Grantee"), its successors and assigns, all of his right, title and interest each in and to the following described property located in Davidson County, Tennessee:

Beginning at a point in the center of the Franklin Limestone Road in the 2nd Civil District of Davidson County, Tennessee, at an iron pin; thence south 37 degrees 00 minutes West 100 feet to a point; thence south 35 degrees 50 minutes West, 46 feet to a point; thence south 33 degrees 45 minutes West, 50 feet to a point; thence south 26 degrees 40 minutes West, 50 feet to a point; thence south 23 degrees 30 minutes West, 50 feet to a point; thence south 22 degrees 20 minutes West, 311 feet to a point; thence north 69 degrees 32 minutes West, 208 feet to a corner post along an old fence line; thence along the old established fence line north 6 degrees 55 minutes East, 140 feet to a point; thence north 3 degrees 20 minutes East, 383 feet to 15 inch maple; thence south 82 degrees 25 minutes East, 434 feet to the point of beginning. The same being 3.06 acres and described according to a plan showing the boundary survey tract of land by E. L. Miller, Jr. and Company, dated 6/10/66.

This conveyance is subject to any and all existing restrictions and easements of record.

Being the same property conveyed to Tommy C. Estes, Trustee, by Trustee's Quitclaim Deed from John W. Stapp, IV, Trustee, dated March 8, 1996, of record in Book 9982, Page 468-469 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as Franklin Limestone Road, Nashville, in Davidson County, Tennessee 37217.

The legal description stated above has been taken from the prior Trustee's Quitclaim Deed conveying the interest in said property to Grantor and the draftsman assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 26th day of March, 2024.

GRANTOR:

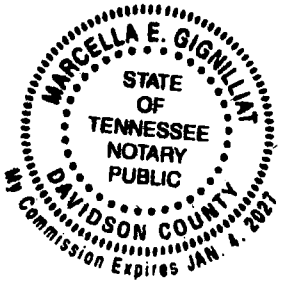
Tommy C. Estes

Tommy C. Estes, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Marcella E. Gignilliat, a Notary Public of this County, Tommy C. Estes, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as Trustee for the purposes therein contained.

WITNESS MY HAND, at office, this 26th day of March, 2024.



Marcella E. Gignilliat
Notary Public
My Commission Expires: 1-4-2027

THIS CONVEYANCE IS EXEMPT FROM TENNESSEE RECORDATION TAX PURSUANT TO TENNESSEE CODE ANNOTATED, Section (a)(1)(C)(viii) [formerly SECTION 67-4-409(3)(H)].