Karen Johnson Davidson County
Batch# 1116723 DEEDQC
04/01/2024 09:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240401-0022048

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd. Suite 140
Franklin, Tennessee 37067

After Recording Return To The Above.

This transfer is hereby exempt from Tennessee real estate recording tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3) et seq. Absent such exemption, I hereby swear or affirm that the actual consideration for this transfer, or the value of the below-described real estate, whichever is greater, is **ZERO** United States Dollars (**$-0-**).

Affiant

Sworn to and subscribed before me this 29 day of Mar, 2024.

Notary Public
My Commission Expires: 2/7/26

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

QUITCLAIM DEED

THIS INDENTURE, made this 29th day of March, 2024, among:

WILLIAM LYTTLETON BUTLER

of Williamson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantor**")

AND

A B Family, L.P., a Tennessee limited partnership

including successors and/or assigns (the "**Grantee**")

WITNESSETH:

THAT, the Grantor, for and in consideration of the sum of Ten and 00/100ths Dollars ($10.00), in hand paid, and other good and valuable consideration bargained for, the receipt and sufficiency of which is hereby acknowledged, does by these presents release, transfer, convey and QUITCLAIM unto Grantee all of Grantor's right, title and interest in the following described property (hereinafter referred to as the "Premises"):

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in the 2nd Civil District of Davidson County, Tennessee and known as Southfork Commercial PUD, not of record, and described according to a survey by M & K Incorporated, dated June 11, 1985, as follows:

Beginning at an iron pin in the westerly margin of Old Hickory Boulevard, said pin being the intersection of the northerly radius return of South Meade Place (NOT DEDICATED); thence with the westerly margin of Old Hickory Boulevard, South 14 degrees 21 minutes 20 seconds East, 419.10 feet to an iron pin; thence South 87 degrees 43 minutes 06 seconds West, 482.00 feet to a concrete monument; thence North 2 degrees 16 minutes 54 seconds West, 270.00 feet to an iron pin; thence North 81 degrees 30 minutes 25 seconds East, 145.65 feet to an iron pin; thence North 75 degrees 52 minutes 34 seconds East, 84.00 feet to an iron pin; said pin being in the westerly terminus of South Meade Place (NOT DEDICATED); thence with the westerly terminus of South Meade Place (NOT DEDICATED); North 14 degrees 07 minutes 26 seconds West, 49.00 feet to an iron pin; thence with the northerly margin of South Meade Place (NOT DEDICATED); North 75 degrees 52 minutes 34 seconds East, 156.00 feet to a concrete monument; thence continuing with the northerly margin of South Meade Place (NOT DEDICATED) along a curve to the left, having a radius of 30.00 feet Northeasterly a distance of 47.44 feet to the point of beginning, containing 3.60 acres, more or less.

Being a portion of the same property conveyed to William Lyttleton Butler by Quitclaim deed from Leona A. Butler, Trustee of the Anderson-Butler Educational Trust of record in Instrument Number 20121109-0103557, Register's Office for Davidson County, Tennessee dated November 6, 2012 and recorded on November 9, 2012.

TOGETHER WITH all the estate, right, title and interest of Grantor, with all hereditaments and appurtenances deriving from or appertaining to the Grantor and/or the Premises; including the release by Grantor of all claims to Homestead and Dower therein.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

AND SUBJECT TO all matters that benefit and burden the Premises, whether or not evidenced by an instrument filed for record with the applicable Register's Office including, without limitation, matters that would be disclosed by a current and accurate survey of the Premises. By acceptance hereof, Grantee accepts the Premises, as it is and where it is and without recourse to or warranty from the Grantor.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

THE SOURCE of the above description is the same as the previous deed of record, no boundary survey having been made at the time of the conveyance.

THE PREPARER of this deed makes no representation as to the status of the title to the Premises. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

WILLIAM LYTTLETON BUTLER

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **WILLIAM LYTTLETON BUTLER**, the within named bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal this 29 day of March, 2024.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 3/7/26

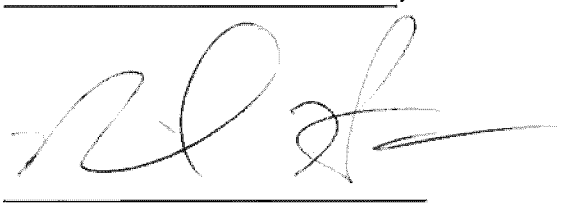
Owner Name & Property Address:
A B Family, L.P.
125 3rd Ave. North
Franklin, Tennessee 37064

Responsible Party For Taxes:
A B Family, L.P.
125 3rd Ave. North
Franklin, Tennessee 37064

Tax ID: 064-00-0-089.00

Certificate of Authenticity

I, Nick Harris, 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 **March 29, 2024**.



Affiant Signature

3/29/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **29th** day of **March**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

