Karen Johnson Davidson County
Batch# 1116726 DEEDQC
04/01/2024 09:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240401-0022052

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: 3/7/26

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

QUITCLAIM DEED

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

WILLIAM L. 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"):

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of P.U.D. Boundary and Subdivision Plat, Granwood Village of record in Plat Book 9700, Page 632, 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 a portion of the same property conveyed to William L. Butler by Warranty deed from LEVOG, a North Carolina general partnership of record in Instrument Number 20200218-0017604, Register's Office for Davidson County, Tennessee dated February 13, 2020 and recorded on February 18, 2020.

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, including but not limited to:

1. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 632, Register's Office for Davidson County, Tennessee.
2. Declaration of Easements of record in Book 10865, Page 489, in the Register's Office for Davidson County, Tennessee.
3. Easement and License Agreement of record in Book 10865, Page 493, in the Register's Office for Davidson County, Tennessee.
4. Memorandum Of Option and Land Lease to SCI TOWERS, LLC, a Delaware limited liability company of record in Instrument Number 20190201-0009955, in the Register's Office for Davidson County, Tennessee.
5. First Amendment to Memorandum of Option and Land Lease Recorded on January 02, 2020 in Official records with Instrument 20200102-0000126

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 L. 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 L. 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.

Notary Public
My Commission Expires: 3/7/26

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

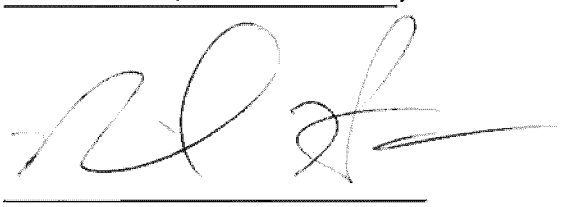
Owner Name & Property Address:
A B Family, L.P.
125 3rd Ave. North
Franklin, Tennessee 37064

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

Tax ID: 064-00-0-104.00

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, 2024.



Notary's Signature

My Commission Expires: 3/9/27

Date

