Karen Johnson Davidson County
Batch# 1152443 DEEDQC
06/28/2024 12:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240628-0048787

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
SDI Property, LLC 556 Midway Circle Brentwood, TN 37027	New Owner	103.01-0-011.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Cumberland Trust & Investment Company, Trustee, 2015 Dale S. Watson Irrevocable Trust Agreement dated August 31, 2015**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto, **SDI Property, LLC**, ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot A on the Plan of the Re-subdivision of Lots 1 to 4 of Westboro Subdivision, as of record in Book 3106, page 152, Register's Office for said County, described as follows:

Beginning at the iron pin located in the northern margin of Charlotte Pike, said pin being located 360.0 feet west of the center line of Westboro Drive; thence with the right-of-way margin of Charlotte Pike, S 41 degrees 12 minutes W 152.5 feet to an iron pin; thence leaving said right-of-way of Charlotte Pike N 57 degrees 49 minutes W 227.8 feet to an iron pin in the southern margin of an alley; thence with the margin of said alley N 41 degrees 12 minutes E 188.25 feet to an iron pin; thence S 48 degrees 48 minutes E 225.0 feet to the point of beginning.

(Description from prior deed of record).

Being the same property conveyed to **E. Joyce Watson, Trustee, 2015 Dale S. Watson Irrevocable Trust Agreement dated August 31, 2015**, by Quitclaim Deed dated August 9, 2016, from **E. Joyce Watson, Trustee, Dale S. Watson Exempt Family Trust U/A/D December 12, 2007**, of record in Instrument No. 20160826-0089680, Register's Office for Davidson County, Tennessee. Whereas E. Joyce Watson died on February 8, 2024, and Cumberland Trust and Investment Company became the sole Trustee of the Trust.

This is improved property known as: **6308 Charlotte Pike, Nashville, TN 37209**.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the 25 day of JUNE 2024.

Cumberland Trust & Investment Company executes this instrument solely in its fiduciary capacity and not individually, and in the course of the administration of a decedent's estate/trust, and the representations and warranties herein made by it are limited to those representations and warranties it can and should make in its fiduciary capacity and not further nor otherwise.

2015 Dale S. Watson Irrevocable Trust Agreement dated August 31, 2015

Cumberland Trust & Investment Company, Trustee

By: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Cumberland Trust & Investment Company, Trustee, 2015 Dale S. Watson Irrevocable Trust Agreement dated August 31, 2015**, with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of June 2024.

Phillip Crowell Burnett III
Notary Public

My Commission Expires: Oct. 4, 2027

Phillip Crowell Burnett III STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0). Pursuant to T.C. A. § 67-4-409(a) this real estate transfer is exempt from tax.

Affiant

Sworn to and subscribed to before me, this the 25th day of June 2024.

Phillip Crowell Burnett III
Notary Public

My Commission Expires: Oct. 4, 2027

Phillip Crowell Burnett III STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

Certificate of Authenticity

I, Alex Fasching, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 25, 2024.

Affiant Signature

June 28, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28th day of June 2024.

Notary's Signature

My Commission Expires: 02/07/2026

Notary's Seal:

