Karen Johnson Davidson County
Batch# 1152446 DEEDQC
06/28/2024 12:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240628-0048790

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	SDI Property, LLC 556 Midway Circle Brentwood, TN 37027	19-041.08-0-065.00

David and Annita Watson
556 Midway Circle
Brentwood, TN 37027

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 one half (1/2) interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Beginning at a concrete monument in the west margin of Dickerson Road, said monument being the northeast corner of Lot 1, of Section 1 of the J. Douglas Wright Subdivision as evidence in Plat Book 5190, Page 718 in the Register's Office for Davidson County, Tennessee and said monument being the southeast corner of a tract herein described and thence; leaving the west margin of Dickerson Road and along the north line of said Lot 1, north 81 degrees 38 minutes 53 seconds west a distance of 200 feet to a concrete monument in the east line of Lot 3 of the Caudle Nipp Wright Subdivision as evidence in Plat Book 7900, page 353, in the Register's Office of Davidson County, Tennessee, as amended by Amendment to Plat of record in Book 8778, Page 253, in the Register's Office of Davidson County, Tennessee, said monument being the northwest corner of said Lot 1 and said monument being the southwest corner of the tract herein described; thence leaving said Lot 1 and along the east line of said Lot 3 proceeding north 16 degrees 56 minutes 31 seconds east 91.64 feet to an iron pin which iron pin is the northeast corner of said Lot 3; thence south 74 degrees 59 minutes 15 seconds west 201.62 feet to an iron pin; thence with the western right-of-way of Dickerson Pike, south 20 degrees 4 minutes 33 seconds west 68.66 feet back to the point of beginning, said tract containing 0.366 acres, more or less according to a survey made by Jesse E. Walker, dated December 5, 1991.

(Description from prior deed of record).

Being a portion of the same parcel, and the same property interest, 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. 20160826-0089678 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.

As a result of this conveyance, the property will be owned one-half (1/2) by SDI Property, LLC, and one-half (1/2) by David R. Watson and wife Anita Watson, as tenants in common.

This is improved property known as: **3904 Dickerson Pike, Nashville, TN 37207**.

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

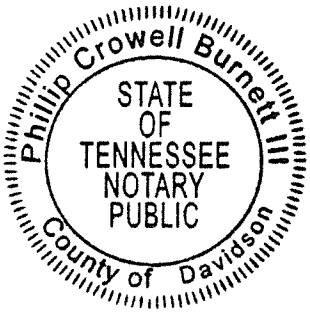
The actual consideration for this transfer is Zero Dollars ($0). Pursuant to T.C. A. § 67-4-409(a) this real estate transfer is exempt from tax.

Affiant

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

Notary Public

My Commission Expires:
Oct. 4, 2027



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:

