This instrument prepared by and return to after recordation:
Chasity S. Grice, Attorney at Law,
The Estate and Family Law Group, PLLC
1755 Lynnfield Road, Suite 103
Memphis, Tennessee, 38119

Karen Johnson Davidson County
Batch # 1170178 DEEDQC
08/15/2024 08:33:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240815-0062375

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Alexa Lane, Personal Representative for the Estate of Julian Fite, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, does hereby BARGAIN, SELL, REMISE, RELEASE, QUIT CLAIM and CONVEY unto JUSTIN R. FITE SUPPLEMENTAL NEEDS TRUST all of the right, title and interest, in and to the following described real estate located in the City of Nashville, County of Davidson, State of Tennessee, to wit:

7675 OLD HARDING PIKE
NASHVILLE, TN 37221

Being all that tract or parcel of land lying in the 9th Civil District of Davidson County, Tennessee, being a portion of the C.W. Fite Property recorded in Book 9955, page 930, Register's Office for Davidson County, Tennessee, and shown as Lot 3 on a survey entitled "DeMoss Property" by Barry Greer and Associates, dated September 5, 1978, and being more particularly described as follows:

BEGINNING at a point on the easterly right-of-way of Old Harding Pike at the northwesterly corner of Tract 4 as shown on the survey mentioned above and the southwesterly corner of Tract 3; thence along a curve to the left having a radius of 1355.0 feet, an arc length of 965.45 feet, an interior angle of 40 deg. 49 min. 26 sec. and being subtended by a chord of North 40 deg. 54 min. 57 sec. East for a distance of 945.16 feet along the easterly right-of-way of Old Harding Pike to a point; thence North 20 deg. 30 min. 00 sec. East for a distance of 82.28 feet to a point; thence South 40 deg. 46 min. 03 sec. East for a distance of 738.36 feet along a new line to a point in the center of the Harpeth River; thence North 84 deg. 30 min. West for a distance of 120.94 feet to a point in the center of the Harpeth River; thence South 80 deg. 30 min. West for a distance of 379.0 feet to a point in the center of the Harpeth River; thence South 64 deg. 35 min. West for a distance of 641.0 feet to a point in the center of the Harpeth River; thence North 31 deg. 10 min 00 sec. Wes for a distance of 109.84 feet to the POINT OF BEGINNING; said tract containing 7.00 acres, more or less.

BEING part of the same property conveyed to Calvin W. Fite, Jr. by deed from Ramona S. Fite of record in Book 9955, page 930, Register's Office for Davidson County, Tennessee.

This is unimproved property fronting and on the east side of Old Harding Pike, Nashville, Tennessee.

Being the same property conveyed to Julian Fite by Quit Claim Deed 20040408-0040201, Register's Office for Davidson County, Tennessee. Julian Fite passed away on March 26, 2023, and, as referenced above, an Estate was opened in the Probate Court of Shelby County, Tennessee in cause PR-026425 wherein Alexa Lane was appointed as Administratrix of the Estate of Julian Fite.

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1755 Lynnfield Road, Suite 103
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The purpose of this instrument is to vest full fee simple title in JUSTIN FITE.

Alexa Lane

Alexa Lane, Administratrix of the Estate of Julian Fite

STATE OF TENNESSEE *
COUNTY OF SHELBY *

Personally appeared before me, Alexa Lane, Administratrix of the Estate of Justin Fite, with whom I am personally acquainted or has provided satisfactory evidence of her identification, and who acknowledged that she executed the within instrument as her free act and deed and for the purposes therein contained.

SWORN TO AND SUBSCRIBED before me this the 29th day of July, 2024.

CHASITY S. GRICE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXPIRES

NOTARY PUBLIC

My Commission Expires:

4/4/27

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I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer is $10.

Alexa Lane

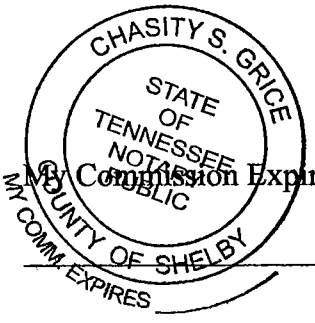
Alexa Lane, Affiant

STATE OF TENNESSEE *
COUNTY OF SHELBY *

Personally appeared before me, Alexa Lane, Administratrix of the Estate of Justin Fite, with whom I am personally acquainted or has provided satisfactory evidence of her identification, and who acknowledged that she executed the within instrument as their free act and deed and for the purposes therein contained.

SWORN TO AND SUBSCRIBED before me this the 29th day of July, 2024.

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NOTARY PUBLIC

My Commission Expires:

****

Property Address:

7675 OLD HARDING PIKE
NASHVILLE, TN 37221

Name and Address of Person or Entity Responsible for Payment of Taxes:

ALEXA LANE
6325 INDIAN WELLS BLVD.
BOYNTON BEACH, FL 33437

Parcel I.D. Number: G0230 00121

Owners and Address:

ALEXA LANE
6325 INDIAN WELLS BLVD.
BOYNTON BEACH, FL 33437

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(1)(c)(v).