QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1178256 DEEDQC
09/05/2024 03:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240905-0068490

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Catalyst Trust	**New Owner**	
(NAME) **5050 Granny White Pike**	(NAME)	145-00-0-061.00
(ADDRESS) **Nashville, TN 37220**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **ANGELA BOOKOUT, unmarried woman** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **CATALYST TRUST, DATED JULY 26, 2024,** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CONCRETE MONUMENT SET ON THE NORTHEASTERLY MARGIN OF CLARKSVILLE HIGHWAY, ALSO KNOWN AS STATE HIGHWAY 112, THENCE LEAVING THE MARGIN OF SAID HIGHWAY, NORTH 56 DEGREES 02 MINUTES 30 SECONDS EAST 365.66 FEET TO AN IRON PIN SET IN A FENCE LINE; THENCE WITH THE FENCE, SOUTH 84 DEGREES 49 MINUTES 03 SECONDS EAST 238.44 FEET TO AN IRON PIN SET AT FENCE CORNER; THENCE CONTINUING WITH THE FENCE, NORTH 17 DEGREES 18 MINUTES 21 SECONDS WEST 287.53 FEET TO AN IRON PIN; THENCE SOUTH 56 DEGREES 02 MINUTES 30 SECONDS WEST 635.14 FEET TO A CONCRETE MONUMENT SET ON THE NORTHEASTERLY MARGIN OF THE RIGHT-OF-WAY OF SAID HIGHWAY SOUTH 35 DEGREES 24 MINUTES 02 SECONDS EAST 125 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.16 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ANGELA BOOKOUT, UNMARRIED WOMAN, BY WARRANTY DEED FROM RORY VADEN AND AMANDA JOHNS VADEN, CO-TRUSTEES OF THE VADEN FAMILY TRUST, DATED JANUARY 26, 2018, OF RECORD IN INSTRUMENT NO. 20240816-0062888, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 12, 2024, AND RECORDED ON AUGUST 16, 2024.

BEING ALSO KNOWN AS 5050 GRANNY WHITE PIKE, NASHVILLE, TN 37220.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION HEREIN IS COPIED FROM THE MOST RECENT CONVEYANCE DEED OF RECORD AND PREPARED WITHOUT THE BENEFIT OF A SURVEY. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness may hand this the 15 day of AUGUST, 2024.

Angela Bookout

STATE OF ALABAMA
COUNTY OF HOUSTON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Angela Bookout, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2024.

Notary Signature

My commission expires: 4-19-25

JOEL W WEATHERFORD NOTARY PUBLIC ALABAMA STATE AT LARGE

Certificate of Authenticity

I, Addl Dilworth, 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 **August 15, 2024**.

Affiant Signature Date: **08/15/2024**

State of TENNESSEE
County of **WILLIAMSON**

Sworn to and subscribed before me this **15** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 5-9-2026
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026