Karen Johnson Davidson County
Batch# 1197788 DEEDQC
10/25/2024 09:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241025-0082915

NEW OWNER:

Walter Colson Paint and Body Shop, Inc.
2301 Clarksville Pike
Nashville, TN 37208

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map: 81
Group: 6
Parcels: 297.00 & 492.00

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged **WALTER COLSON PAINT AND BODY SHOP, INC.,** hereinafter called the Grantor, has quitclaimed to **WALTER COLSON PAINT AND BODY SHOP, INC.,** hereinafter called the Grantee, all of its interest in and to the following described real estate known as a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 11 and 12 and the westerly parts of Lots 8, 9, and 10, on the Map of Nashville Trust Company's Subdivision of the Fannie Wilde property, as of record in Book 3, page 11, Chancery Court at Nashville, describes as follows:

Beginning at a point in the northerly margin of Hydes Ferry Road (widened) the southeast corner of Lot 11; thence North 140 feet, more or less, to a point in the south margin of Lot 10; thence along the common line between said Lots 10 and 11; northwesterly 58 feet to a point, the common corner of Lots 11 and 12; thence northerly 9.3 feet to point in the common line between Lots 9 and 10, thence westerly along said common line of 8.65 feet to a point; thence northerly 100 feet to a point in the common line between Lots 7 and 8; thence westerly along said common line 42 feet to a point the common corner between Lots 7 and 8; thence southerly 225 feet 6 inches more or less t appoint in said northerly margin of Hydes Ferry Road (widened) being the southwest corner of Lot 12; thence southeasterly along said margin 116 feet 3 inches to the point of beginning.

Being the same property conveyed to Walter Molson Paint and Body Shop, Inc., from Dr. Charles E. McGruder, unmarried, by Warranty Deed, dated August 31, 1993, of record in Book 9065, Page 832, Register's Office for Davidson County, Tennessee.

This is property commonly known as 2306 Clarksville Pike, Nashville, Tennessee 37208.

AND

Land in Davidson County, Tennessee, being part of Lot No. 16 on the Plan of the Nichol property a short diatcue north of the Corporation limits of the city of Nashville, a plan of which is of record in Book 31, Page 603, register's Office for said County, and being shown as an unnumbered tract on the plan of Nashville Trust Company's Subdivision of the Fannie Will Property as of record in Plan Book 3, Page 11, of the cHancery Court Nashville and described according to a boy of a survey therefore made December 14th, 1954, by George W. Watkins Surveyor, as follows:

BEGINNING at an iron pin the Northeast intersection of Clarksville Pike formerly New Bridge Road, as widened, and 24th Avenue North, thence South 85 degrees 16' East Parallel to the South line of Simpkin's Street along an old fence 222.68 feet to a concrete monument; thence South 3 Degrees 20' West, along an old fence 275.6 feet to a iron pin in the North Margin of Clarksville Pike, formerly New Bridge Road, thence with the margin of same, North 60 Degrees, 32' West 246.75 feet to the point of the beginning, containing 1.14 acres more or less.

Being the same property conveyed to Walter Molson Paint and Body Shop, Inc., from Roger Dale Basham, married; Sandra Joyce Martin Biggs, married; Christy Swipe, married; Lisa Dawson, married; Dana Hurt, married; Staci Miner, married; and William Harold Skinner, married; and Harry E. Skinner, Jr., unmarried, being all of the heirs and devisees inheriting under the Last Will and Testament of Norris Basham, joined by their respective spouses Teresa Basham, Colby Biggs, Ronnie Swope, William Dawson, Bobby Hurt, Michael Miner, and Barbara Skinner, by Warranty Deed, dated March 26, 2007, of record as Instrument 200704110043050, Register's Office for Davidson County, Tennessee.

This is property commonly known as 2312 Clarksville Pike, Nashville, Tennessee 37208.

This conveyance is made for purposes of combining the aforementioned parcels of of real property for all purposes.

WITNESS SIGNATURE(S) this 15th day of October, 2024.

WALTER COLSON PAINT AND BODY SHOP, INC.:

By: Walter
Its: Owner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Walter Colson Paint and Body Shop, Inc.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Walter Colson is a owner of **Walter Colson Paint and Body Shop, Inc.**,, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 15th day of October, 2024.

Notary Public

My commission expires: My Commission Expires January 4, 2027

TANICA JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 15th day of October, 2024.

Notary Public

My commission expires: My Commission Expires January 4, 2027

TANICA JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 10/15/24.

Date

Celia Stewart Rouse

Affiant Signature

10/15/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 15th day of October, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY