Karen Johnson Davidson County
Batch# 1202642 DEEDQC
11/07/2024 12:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241107-0086818

Tennessee Certification of Electronic Document

I, Ashley Robles, 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 October 31, 2024 (date of document).

AshleyRobles
Affiant Signature

November 6, 2024
Date

State of Tennessee

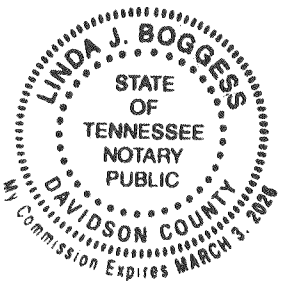
County of Davidson

Sworn to and subscribed before me this 6th day of November, 2024.

Linda J. Boggess
Notary's Signature

MY COMMISSION EXPIRES: 3-3-2026

NOTARY'S SEAL



Karen Johnson Davidson County
Batch# 1202642 DEEDQC
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QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Walker G. Bloodworth, Trustee of the Walker G. Bloodworth Living Trust u/a/d June 2, 2022 2617 Locust Street Nashville, TN 37207	Same	136 00 0 161.00 (Tr. 1) 066 00 0 066.00 (Tr. 2) 049 00 0 365.00 (Tr. 3)

This instrument prepared by: Holland & Knight LLP, Amelia White, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is S-0-.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2024.

STEPHANIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 05, 2028

NOTARY PUBLIC
My Commission Expires: Sept. 05, 2028

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, **WGB PROPERTIES, LLC**, a Tennessee limited liability company ("Grantor") does hereby quitclaim and convey unto **WALKER G. BLOODWORTH, TRUSTEE OF THE WALKER G. BLOODWORTH LIVING TRUST U/A/D JUNE 2, 2022** ("Grantee"), his successors and assigns, all of its right, title and interest in and to the following described parcels in Davidson County, Tennessee:

Tract 1:

Land in Davidson County, Tennessee, beginning at an iron pin (0) in the eastern right-of-way of Bell Road, and being the northwest corner of this tract; thence with said right-of-way S 04 deg. 39 min. 04 sec. W 436.97 feet to an iron pin (O); thence with the Corp. of Engineers line N 53 deg. 26 min. 34 sec. E 346.82 feet to an existing corp. pin (728-3); thence N 46 deg. 43 min. 21 sec. W 333.98 feet to the point of beginning, containing 1.31 acres, more or less, as per survey of C&K Surveyors, LLC, dated 9/5/15.

Being the same property conveyed to WGB Properties, LLC, by deed from Walker G. Bloodworth of record as Instrument No. 20190401-0029348, said Register's Office.

This is unimproved property known as 0 Bell Road, Nashville, TN 37217.

Tract 2:

TRACT ONE:

Land in Davidson County, Tennessee, being tract number 35 on the plan for division of the George H. Hobbs Estate (not of record) described according to a survey by G. Barry Greer and Associates dated July 14, 1972, as follows:

Beginning at an angle iron set at the end of the centerline of Biggs Road, thence S85-42-33E a distance of 1029.6' to a point, thence S85-47-15E a distance of 1917.44' to a point in an old wire fence, thence S12-23-18W a distance of 1485.53' to a point, thence N88-21-41W a distance of 975' to a point, thence N 82.50' to a point; thence N84-30-24W a distance of 702.92' to a corner post set at the Northwest corner of the Johnson Estate, thence N 83-03-10W a distance of 1239.72' to a point, thence N11-53-20E a distance of 1259.28' to a point at the Southeast corner of an access easement, thence N50-24W a distance of 50' to a point, thence N39-36E a distance of 100' to the beginning and containing 96.75 acre more or less.

TRACT TWO:

Land in Davidson County, Tennessee, being more particularly described as follows:

Commencing at a ½" iron rod (found), being the southeast corner of the Joe F. & Kimberly B. Duncan Property, as recorded in Instrument Number 20180601-0052176, Register's Office for Davidson County, Tennessee, (R.O.D.C.);
Thence, leaving Duncan, South 61°47'57" East for a distance of 20.74 feet to a PK Nail (set) along or near the centerline of Cub Creek Road;
Thence, with a curve to the right, along or near the centerline of Cub Creek Road, having a radius of 550.00 feet, a central angle of 21°46'06", an arc length of 208.96 feet and a chord which bears North 38°33'54" East for a distance of 207.71 feet to a PK Nail (set) the True Point of Beginning and having a State Plane Coordinate of N: 676,645,49; E: 1,682,644.42;
Thence, leaving said centerline and with new lines of division across the WGB Properties, LLC Property, as recorded in Instrument Number 20210324-0038625, (R.O.D.C) to ½" iron rods (set - "Collier Eng") the following three (3) calls:
North 40°33'03" West for a distance of 33.94 feet;
Thence, North 64°21 '35" West for a distance of 514.76 feet;
Thence, South 25°38'25" West for a distance of 193.82 feet to ½" iron rod (set-"Collier Eng"), being along or near the northerly line of Duncan;
Thence, continuing along or near a common line of the herein described tract and Duncan North 61°47'57" West for a distance of 194.31 feet to a ½" iron (found) and being the most westerly corner of the herein described tract and most northerly corner of Duncan and in the easterly line of WGB Properties, LLC, as recorded in Instrument Number 20190401-0029343, (R.O.D.C.);
Thence, leaving Duncan and along or near a common line of the herein described tract and the aforementioned WGB Properties, North 14°59'58" East for a distance of 239.25 feet to ½" iron rod (set - "Collier Eng") and being the most northerly corner of the herein described tract and a westerly corner of David F. Mundy, as recorded in Deed Book 5674, Page 949, (R.O.D.C.);
Thence, leaving WGB Properties and along or near a common line of the herein described tract and Mundy, South 64°21 '35" East for a distance of 816.83 feet to a PK Nail (set) along or near the centerline of Cub Creek Road;
Thence, along or near the centerline of Cub Creek Road to PK Nails(set) the following two (2) calls:
South 54°38'07" West for a distance of 21.86 feet to the beginning of a curve to the left;
Thence, with a curve to the left, having a radius of 550.00 feet, a central angle of 05°11'12", an arc length of 49.79 feet and a chord which bears South 52°02'33" West for a distance of 49.77 feet to the Point of Beginning and containing 80,182 square feet or 1.84 acres, more or less.

Being the same property conveyed to WGB Properties, LLC, by deed from WGB Properties, LLC, of record as Instrument No. 20220307-0025461, said Register's Office.

This is unimproved property known as 0 River Road, Nashville, TN 37209.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Davis Subdivision of record in Instrument No. 200305220070068, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to WGB Properties, LLC, by deed from Walker G. Bloodworth of record as Instrument No. 20190401-0029344, said Register's Office.

This is unimproved property known as 3879 Whites Creek Pike, Nashville, TN 37207.

IN WITNESS WHEREOF, Grantor has executed this instrument this the 31st day of October, 2024.

GRANTOR:

WGB PROPERTIES, LLC, a Tennessee limited liability company

By: _____
Name: Walker G Bloodworth
Title: President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Walker G. Bloodworth, the Sole Member of WGB Properties, LLC, a Tennessee limited liability company, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he as such Sole Member executed the within instrument for the purposes therein contained on behalf of the limited liability company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of October, 2024.

STEPHANIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 05, 2028

_____
NOTARY PUBLIC
My Commission Expires: Sept 05, 2028