Karen Johnson Davidson County
Batch# 1208748 DEEDQC
11/27/2024 08:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241127-0092743

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JAT)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address of New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
Frances R. Kelley Family Trust fbo Patricia Kelley Butner A.K. Butner, II, Trustee 430 Atlas Drive Nashville, TN 37220	New Owner	Map: 133 06 Parcel: 243.00

EXECUTOR AND TRUSTEE QUITCLAIM DEED

WHEREAS, W. S. Kelley, a/k/a Winfield S. Kelley, previously owned a 50% interest in the real property described below (the "Property").

WHEREAS, W. S. Kelley died testate on December 25, 1988, leaving a Last Will and Testament which has been probated and properly recorded under Docket No. 92030 in the Seventh Circuit Court of Davidson County, Tennessee. A. K. Butner, II, is the duly qualified and acting Executor of the estate of W.S. Kelley. Under his Will, the Property was devised to A. K. Butner, II, as Trustee of the Winfield S. Kelley Trust B Under Will of Winfield S. Kelley, the assets of which were subsequently encroached to Frances R. Kelley by agreement dated November 30, 2015.

WHEREAS, Frances R. Kelley died on September 27, 2018, leaving a Last Will and Testament which has been probated and properly recorded under Docket No. 18P1979 in the Seventh Circuit Court of Davidson County, Tennessee. A. K. Butner, II, is the duly qualified and acting Executor of the estate of Frances R. Kelley. Under Frances R. Kelley's Will, the Property is devised to A.K. Butner, II, as Trustee of the Frances R. Kelley Revocable Trust, the terms of which devise the Property to A.K. Butner, II, as Trustee of the Frances R. Kelley Family Trust fbo Patricia Kelley Butner.

NOW, THEREFORE, for and in consideration of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, A. K. Butner, II, in his capacity as Executor of the estate of W. S. Kelley, Trustee of the Winfield S. Kelley Trust B Under Will of Winfield S. Kelley, Executor of the estate of Frances R. Kelley and Trustee of the Frances R. Kelley Revocable Trust, on behalf of the collective Grantors, does hereby quitclaim and convey unto A. K. Butner, II, as Trustee of the Frances R. Kelley Family Trust fbo Patricia Kelley Butner, as the Grantee, his successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary,

all of his right, title and interest in and to the Property, which is located in Davidson County, Tennessee and more particularly described on Exhibit A hereto.

This is improved property known as 430 Atlas Drive, Nashville, Tennessee 37220.

The description herein is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 26th day of November, 2024.

A. K. Butner, II, Executor of the Estate of W. S. Kelley

A. K. Butner, II, Trustee of Winfield S. Kelley Trust B Under Will of Winfield S. Kelley

A. K. Butner, II, Executor of the Estate of Frances R. Kelley

A. K. Butner, II, Trustee of the Frances R. Kelley Revocable Trust

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, A. K. Butner, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of November, 2024.



Notary Public
My Commission Expires: July 7, 2027

34977390

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 26th day of November, 2024.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 1/24/2028

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EXHIBIT A

Beginning at a point lying on the easterly margin of Atlas Drive at the northwest corner of lot 40 on the plan of the plan of the resubdivision of lot 40 of Allied Industrial Park, Section 13, as of record in Book 6050, Page 29, Register's Office of Davidson County; thence running with the said margin of Atlas Drive in a northerly direction around a curve, having a radius of 437.59 feet, to the left a distance of 319.75 feet to a point, said point being further described as being the southeast corner of the Liquid Terminals, Inc. property as of record in Book 5816, Page 558, Register's Office of Davidson County, Tennessee; thence leaving the said margin of Atlas Drive and running with the easterly line of the said Liquid Terminals, Inc. north 21 degrees, 19 minutes, 53 seconds east a distance of 344.46 feet to a point lying on the southerly line of Allied Industrial Park, Section One, as of record in Book 3700, Page 35, Register's Office of Davidson County, Tennessee; thence running with the said line of Section One south 85 degrees, 45 minutes, 30 seconds east a distance of 387.86 feet to a point lying on the westerly line of the Danner Foods, Inc. property as of record in Book 4663, Page 200, Register's Office of Davidson County, Tennessee; thence leaving the said line of Section One and running with the said line of Danner Foods, Inc. and the westerly line of the following properties as follows: E.F.Cody, Jr. as of record in Book 3706, Page 271, Register's Office of Davidson County, Tennessee; Albert Maloney as of record in Book 4171, Page 750, Register's Office of Davidson County, Tennessee and Albert Kirby as of record in Book 5336, Page 138, Register's Office of Davidson County, Tennessee; south 25 degrees, 04 minutes, 49 seconds east a distance of 322.73 feet to a point at the northeast corner of lot 40-A on the said plan of the Resubdivision of lot 40, Allied Industrial Park, Section 13; thence running with the northerly line of said lots 40 and 40-A south 63 degrees, 15 minutes, 07 seconds west a distance of 467.82 feet to the point of beginning, containing 5.07, more or less, acres.

Being the same property conveyed to A.K. Butner, and W. S. Kelley, as tenants in common, from R. L. Eatherly and Frances B. Eatherly by warranty deed of record in instrument number 00006765-0000691, Book 6765, page 691, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Lucretia Albert, 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 November 26, 2024.

Date

Lucretia Albert

Affiant Signature

11/26/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of November, 2024

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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