Karen Johnson
Batch # 1213368
12/09/2024 10 31 32 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20241209-0095272

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste 115
Brentwood, TN 37027

Preparer makes no representative warranties as to the accuracy of the information contained herein, the same having been prepared from information furnished solely by the parties hereto without benefit of a title search.

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO	MAP & PARCEL NO:
Donald R. Stanley, Trustee 6033 Wellesley Way Brentwood TN 37027	Same	11909015600

For and in consideration of the sum of One and 00/100 ($1 00) Dollar, cash in hand and paid, Donald R. Stanley, Trustee of the 2799 Partners Trust, hereinafter called the Grantor, has this day bargained and sold and does hereby transfer, convey, remise, release and forever quitclaim unto Donald R. Stanley and Nancy Stanley, Co-Trustees, Stanley Family Revocable Living Trust Agreement dated March 13, 2018, a fifty percent (50%) interest, and to Donald R. Stanley, a fifty percent (50%) interest, as Tenants in Common, hereinafter called Grantees, their heirs and assigns, all of his right, title and interest in and to a parcel of land in Davidson County, Tennessee, which is described as follows:

See "Exhibit A"

Being the same property conveyed to Donald R. Stanley, Trustee of the 2799 Partners Trust by Deed from Robert Wade Eitniear, of record in Instrument number 20160115-0004297 in the Register's Office for Davidson County, Tennessee.

This is improved property know as 2799 Foster Avenue, Nashville TN.

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

WITNESS my hand this 3rd day of December 2024.

GRANTOR:

Donald R. Stanley, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Donald R. Stanley, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and seal this the 3rd day of December 2024.

Notary Public

My commission expires: 7/3/28

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $00.00.

Affiant

Subscribed and sworn to before me, this 3rd day of December 2024.

NOTARY PUBLIC

My Commission Expires: 7/3/28

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

TRACT 1:

A tract of land in the 6th Civil District of Davidson County, Tennessee on the Map of the Patterson Tract, as of record in Book 161, Page 85, Register's Office for said County, described according to a survey made by Z.J. Wilkinson, Surveyor, November 12, 1954, as follows:

Beginning on the westerly margin of Foster Avenue at the northeast corner of the property conveyed to Fred A. Rich by deed from Clay O. Huskey and wife, of record in Book 2494, Page 3, said Register's Office; thence with said Rich's northerly line westwardly 212 feet, more or less, to a point, being said Rich's northwest corner; thence north 19 degrees 15' west 169.2 feet to an iron pin in the southerly margin of Carter Street as shown on said survey; thence with same south 75 degrees 45' east 230 feet to the westerly margin of said Foster Avenue; thence with same south 27 degrees 45' east 83 feet to the beginning.

TRACT 2:

Being on the map of the Patterson Tract as of record in Book 161, Page 85, Register's Office for Davidson County, Tennessee; AND also being part of the property described in Book 5230, Page 416, Register's Office for Davidson County, Tennessee and as described in a survey of Michael B. Homes RLS TN #213 dated 10-7-94.

Beginning on the Westerly margin of Foster Avenue at the intersection of Carter Street; thence South 24 degree 51' 41" East 83.00 feet to an iron pin, being the Northeast corners of the Ethel Rich Marshall property, thence with original property line, South 85 degrees 24' 114" West, 159.42 feet to true point of beginning: thence South 69 degrees 55' 49" West 50.56 feet to a point; thence North 18 degrees 02' 48" West 13.87 feet to an iron pin set, said point being Ann Eitniear's original Southwest corner; thence with original line between Eitniear and Marshall, North 85 degrees 24' 14" East 51.96 feet to the point of beginning.

Being the same property conveyed to Donald R. Stanley, Trustee of the 2799 Partners Trust, by Warranty Deed from Robert Wade Eitniear, of record in Instrument No. 20160115-0004297, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit of record in Instrument No. 20170125-0008176, said Register's Office.