Karen Johnson Davidson County
Batch # 1281424 DEEDQC
06/04/2025 11 10 09 AM 5 pgs
Fees $27 00 Taxes $0 00
20250604-0043878

THIS DOCUMENT PREPARED BY
HOMESTEAD TITLE & ESCROW, LI
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP/PARCELS
034-13-0-262 00
041-12-0-130 00
041-12-0-147 00
071-07-0-153 00
071-08-0-078 00

NEW OWNER'S ADDRESS AND SEND TAX BILLS TO
Warren B Properties, LLC
1142 Langbrae Dr
Goodlettsville, TN 37072

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein The service provided is limited to the preparation of this instrument in recordable form only No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, I, Michael W Evilcizer, Grantor, by these presents do hereby quitclaim and convey unto Warren B Properties, LLC, a Tennessee limited liability company, Grantee(s), their successors and assigns all of my interest in the following described tract or parcel of land, to wit

Being 2.04 acres, more or less, on the north side of Dry Creek Road, bounded on the north by Dry creek, on the east by property conveyed to Charles W. Evilcizer by deed of record in Book 7249, Page 377 in the Register's Office for Davidson County, Tennessee, on the south by Dry Creek Road and on the west by the L & N Railroad.

This is improved property known as: 926 Old Dry Creek Rd., Madison, TN 37115. Map/Parcel 034-13-0-262.00

AND

Land in Davidson County, Tennessee, being Lot No.3, of the Resubdivision of Rippetoe Subdivision as record in Instrument No. 20040603-0065135, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

This is improved property known as: 1107 Darbytown Dr., Nashville, TN 37207. Map/Parcel 041-12-0-147.00.

AND

Land in Davidson County, Tennessee, being the northeast portion of Lot No, 1 of the Replatting of Tract No. 7 marked Reserved for Commercial, on the Plan of Bellshire Estates, Section I, as of record in Book 2133, page 125, Register's Office for said County, described according to a survey made by Wayne A, Cooper, dated April 25, 1966, as follows:

Beginning at a point in the southerly margin of Bell Grimes Lane 225.0 feet east from the common corner of Lot No. 11 and Let Commercial No. 7 in the southerly margin of Bell Grimes Lane and the easterly margin of a 25 foot alleyway; thence along the southerly margin of Bell Grimes Lane, in an easterly direction 82.7 feet to a point; thence continuing with same, south 82° 17' east 170.6 feet to a point at the beginning of a curve to the right having a radius of 25 feet; thence with said margin of said curve, southeastwardly 42.7 feet to a point in the westerly margin of Dickerson Road or Pike; thence with said margin of said Pike southwardly 71.8 feet to a point; thence north 81° 34' west 263.8 feet to a point in the easterly margin of said alleyway; thence with said margin of said alleyway, north 4° 36' east 100 feet to the point of beginning.

This is improved property known as: 3870 Dickerson Pike, Nashville, TN 37207. Map/Parcel 041-12-0-130.00.

AND

Land in Davidson County, Tennessee, being the west 60 feet of Lot No. 10 in J.B. Haynie's Oriental Plan of Lots, as of record in Book 161, pages 26 & 27, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 10 fronts 60 feet on the northerly side of Trinity Lane, or Countess Avenue and extends back northerly between parallel lines, with the easterly margin of Sultana Avenue, 140 feet more or less to an alley in the rear.

This is improved property known as: 321 E. Trinity Lane, Nashville, TN 37207. Map/Parcel 071-07-0-153.00.

AND

The following four tracts were all combined to form improved property known as: 331 E. Trinity Lane, Nashville, TN 37207. Map/Parcel 071-08-0-078.00.

(1) Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 7 on the plan of L.B. Haynie's Oriental Subdivision, as of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 50 feet on the northerly side of Trinity Lane, formerly Countess Street, and runs back between parallel lines 143-1/2 feet to an alley.

Included in the above legal description but expressly excluded therefrom is the following described land conveyed to the Metropolitan Government of Nashville and Davidson County by Agreed Final Order in the Third Circuit Court for Davidson County at Nashville of record in Book 8657, Page 582, Register's Office for Davidson County, Tennessee.

Being a permanent right of way and temporary construction casement in the First Civil District of Nashville, Davidson County, Tennessee, said right or way and casement being located along the Northerly right of way margin of Trinity Lane and being part of the James G. Williams et ux property as of record on Map 71-8, Parcel 78 and in Deed Book 6858, page 886, R.O.D.C., Tennessee, and being more particularly described as follows:

Permanent Right of Way: Beginning at a point on the existing northerly right of way margin of Trinity Lane, said point being the southeasterly corner of the James G. Williams, et ux, property and being held in common with Woodrow W. Crutcher, et ux. Property, proceed along the existing northerly right of way margin of Trinity Lane with a curve to the left having a radius of 11484.16 feet, a back tangent bearing of N 86 deg. 54' 49" Wand a length of 50.07 feet, to a point, said point being the southwesterly corner of the James G. Williams, et ux property and being held in common with Charles Evilcizer property; thence along the westerly James G. Williams et ux property boundary held in common with Charles Evilcizer property N 5 deg. 57' 34" E 5.01 feet to a point; thence leaving the westerly James G. Williams et ux property boundary in an easterly direction with a curve to the right having a radius of 11489.16 feet, a back tangent bearing of S 87 deg. 09' 43" E and a length of 50.07 feet to a point on the easterly James G. Williams et ux property boundary held in common with Woodrow W. Crutcher property; thence along the easterly James G. Williams et ux property boundary held in common with Woodrow W. Crutcher property S 5 deg. 57' 34" W 5.01 feet to the point of beginning. Total permanent right of way containing 250 square feet, more or less.

Temporary Construction Easement: Beginning at a point on the new northerly right of way margin of Trinity Lane, said point being the new southeasterly comer of the James G. Williams et ux property and being held in common with Woodrow W. Crutcl1er property, proceed along the new northerly right or way margin of Trinity Lane with a curve to the left having a length of 50.07 feet, more or less, to a point, said point being the new southwesterly comer of the James G. Williams et ux property and being held in common with Charles Evilcizer; thence along the westerly James G. Williams et ux property boundary held in common with Charles Evilcizer property N 5 deg. 57' 34" E 15 feet more or less to a point; thence S 87 deg. 02' 0" E 50.1 feet, more or less, to a point on the easterly .Tames G. William et ux property boundary held in common with Woodrow W. Crutcher property; thence along the easterly James G. Williams et ux property boundary held in common with Woodrow W. Crutcher property S 5 deg. 57' 34" W 15 feet, more or less, to the point of beginning. Total temporary construction easement containing 729 square feet.

(2) Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Haynie' s Oriental Plan of Lots of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 100 feet on the northerly side of Trinity Lane, formerly Countess Street, and runs back between parallel lines 140 feet to an alley.

(3) Being the eastern one half of Lot #9 in J.B. Haynie's "Oriental Plan" of Lots fronting fifty feet on the northerly side of Countess St., now known as Trinity Lane, and running back northerly, between parallel lines 143 1/2 feet more or less to an alley.

INCLUDED in but expressly excluded from this conveyance is that portion of land sold to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8348, page 347, Register's Office for Davidson County, Tennessee.

(4) Land in Davidson County, Tennessee, being the west half of Lot No. 9, in J.B. Haynie's Oriental Plan, as of record in Book No. 161, pages 26 and 27, Register's Office for said County.

Said west half of Lot #9 fronts 50 feet on the northerly side of Trinity Lane, formerly Countess Avenue, and runs back between parallel lines 143 ½ feet, more or less, to an alley.

Being all of the same properties conveyed to Michael W. Evilcizer, a married man by Quitclaim Deed dated 3/14/2025 from Karen Rippetoe of record in Instrument No. 20250321-0021054, Register's Office for Davidson County, Tennessee

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

These properties are not a marital residence of the grantor herein and as such are not subject to homestead, dower or other marital interest as contemplated by T.C.A 26-2-307 or other similar statutes.

IN WITNESS WHEREOF I have hereunto set my hand on the 28th day of May, 2025.

Michael W. Evilcizer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael W Evilcizer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2025

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0. Exempt from transfer tax pursuant to T.C.A. 67-4-409a3E

Affiant

Sworn and subscribed before me, this the 28th day of May, 2025.

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY