Karen Johnson Davidson County
Batch# 1338507 DEEDQC
10/27/2025 08:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251027-0084910

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-10-2027

File #25-TL-2617-LPT

PREPARED BY & RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The GST Trust for Gary Becker	**Same as New Owner**	
(NAME)	(NAME)	**123 00 0 179.00, 123 00 0 180.00, 123 00 0 178.00, 123 00 0 177.00**
1357 Osprey Ridge Loop		
(ADDRESS)	(ADDRESS)	
Lago Vista, TX 78645		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BECKER REALTY RAYFORD, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **GARY BECKER, TRUSTEE OF THE GST TRUST FOR GARY BECKER PURSUANT TO THE AGREEMENT CREATING THE BECKER ISSUE GST TRUSTS DATED JULY 13, 1995** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1 of the Division of Lands at Bakers Grove part of Map 123, Parcels 23 & 84 in the Hermitage Township Davidson County Tennessee.

Being a certain portion of land situated in the 12th Civil District of Davidson County, Tennessee. Said land being part of the lands of Old South Construction, LLC (OSC) as designated on Tax Map 123, Parcels 23 and 84 as described in Instrument #20161005-0105239 recorded in the Register's Office of Davidson County (R.O.D.C.), and being more particularly described as follows:

Beginning at a point at the Northwest corner of Arbor Crest Subdivision (Document No. 200711290138522) and the Southwest corner of the lands of OSC of which this is a part, and on the boundary of the lands of the United States of America of Percy Priest Lake; thence leaving Arbor Crest Subdivision and with said Lake Lands, N08°26'49"E, a distance of 478.10 feet to a concrete monument at a corner with the lands of Lora and Forrest Russell (Document No. 20041228-0152622). thence leaving said Lake Lands and with Russell, N07°48'49"E, a distance of 320.80 feet to a point being on the Southerly boundary of Lora and Forrest Russell (Document No. 20041228-0152622). thence, along the Southerly boundary of Russell and the original North line of said OSC lands, S80°19'43"E, a distance of 272.60 feet to an iron rebar, being the Southeast corner of Russell, also being the Southwest corner of Ernest G. Wilson (DB 6945, PG 163); thence, with the Southerly line of Wilson, S82°00'46"E, a distance of 47.60 feet to a set iron rod and cap; thence leaving Wilson and the original North line of OSC, and with the West line of proposed Tract 2, S12°06'52"W, a distance of 789.20 feet to a point in the North line of the aforementioned Arbor Crest Subdivision; thence leaving Tract 2 and with said Arbor Crest Subdivision, N82°48'46"W, a distance of 266.17 feet to the Point of Beginning. Containing 5.314 acres, more or less. Prepared by Roger Harrah (RLS 2039)

Tract 2 of the Division of Lands at Bakers Grove part of Map 123, Parcels 23 & 84 in the Hermitage Township Davidson County Tennessee.

Being a certain portion of land situated in the 12th Civil District of Davidson County, Tennessee. Said land being part of the lands of Old South Construction, LLC (OSC) as designated on Tax Map 123, Parcels 23 and 84 as described in Instrument # 20161005-0105239 recorded in the Register's Office of Davidson County (R.O.D.C.), and being more particularly described as follows:

Commencing at the Northwest corner of Arbor Crest Subdivision (Document No. 200711290138522) and the Southwest corner of the lands of Old South Construction (Document No. 20161005-01052339) of which this is a part; thence along the North line of said Arbor Crest Subdivision, S82°48'46"E, a distance of 266.17 feet to a set iron rod and cap at the Southwest corner of this described Tract 2 and it's true Point of Beginning. Thence from the Point of Beginning and along said North line of Arbor Crest Subdivision, S82°48'46"E, a distance of 265.34 feet to a set iron rod and cap at the Southwest corner of proposed Tract 3; thence leaving said North line of Arbor Crest and with the West line of proposed Tract 3; N15°54'08"E, a distance of 790.98 feet to a set iron rod in the North line of the this original tract of land of which this is a part and at the Northwest corner of said Tract 3; thence leaving said Tract 3 and with said North line, N82°00'46"W, a distance of 317.43 feet to a set iron rod and cap at the Northeast corner of proposed Tract 1; thence, leaving said North line and with the East line of said Tract 1, S12°06'52"W, a distance of 789.20 feet to the Point of Beginning. Containing 5.249 acres, more or less. Prepared by Roger Harrah (RLS 2039)

Tract 3 of the Division of Lands at Bakers Grove part of Map 123, Parcels 23 & 84 in the Hermitage Township Davidson County Tennessee.

Being a certain portion of land situated in the 12th Civil District of Davidson County, Tennessee. Said land being part of the lands of Old South Construction, LLC (OSC) as designated on Tax Map 123, Parcels 23 and 84 as described in Instrument # 20161005-0105239 recorded in the Register's Office of Davidson County (R.O.D.C.), and being more particularly described as follows:

Commencing at the Northwest corner of Arbor Crest Subdivision (Document No. 200711290138522) and the Southwest corner of the lands of Old South Construction (Document No. 20161005-01052339) of which this is a part; thence along the North line of said Arbor Crest Subdivision, S82°48'46"E, a distance of 531.51 feet to a set iron rod and cap at the Southwest corner of this described tract 3 and it's true Point of Beginning. Thence from the Point of Beginning and with a new division line through original OSC lands and also along the East line of proposed Tract 2; N15°54'08"E, a distance of 790.98 feet to an iron rebar set in the North line of the lands said OSC of which this is a part, and at the Northeast corner of said Tract 2; thence leaving said Tract 2 and with said North line the following 3 courses; S85°03'47"E, a distance of 275.88 feet to an iron rebar; thence, S84°51'01"E, a distance of 140.78 feet to an iron rebar; thence, S84°11'32"E, a distance of 234.80 feet to a concrete monument at a corner of the lands of the United States of America boundary limits of Percy Priest Lake; thence continue with said original OSC boundary and said lake lands; S69°02'15"W, a distance of 131.30 feet to an iron rod; thence, S68°36'40"W, a distance of 144.32 feet to a set iron rod and cap at a corner of said Lake Lands and proposed Tract 4; thence leaving said lake lands and with said Tract 4; S57°55'21"W, a distance of 262.73 feet to a point; thence, S08°22'56"W, a distance of 506.18 feet to a set iron rod and cap at the Southwest corner of said tract 4 and on the North line of the aforementioned Arbor Crest Subdivision; thence with said North line; N82°48'46"W, a distance of 314.46 feet to the Point of Beginning. Containing 6.017 acres more or less. Prepared by Roger Harrah (RLS 2039)

Tract 4 of the Division of Lands at Bakers Grove part of Map 123, Parcels 23 & 84 in the Hermitage Township Davidson County Tennessee.

Being a certain portion of land situated in the 12th Civil District of Davidson County, Tennessee. Said land being part of the lands of Old South Construction, LLC (OSC) as designated on Tax Map 123, Parcels 23 and 84 as described in Instrument # 20161005-0105239 recorded in the Register's Office of Davidson County (R.O.D.C.), and being more particularly described as follows:

Commencing at the Northwest corner of Arbor Crest Subdivision (Document No. 200711290138522) and the Southwest corner of the lands of Old South Construction (Document No. 20161005-01052339) of which this is a part; thence along the North line of said Arbor Crest Subdivision, S82°48'46"E, a distance of 845.96 feet to a set

iron rod and cap at the Southwest corner of this described Tract 4 and it's true Point of Beginning. Thence from the beginning and with a new division through the original OSC lands and the West line of proposed Tract 3, N08°22'56"E, a distance of 506.18 feet to a point; thence, N57°55'21"E, a distance of 262.73 feet to a point at a corner to United States of America boundary limits of Percy Priest Lake; thence leaving said proposed Tract 3 and with said lake boundary limits; S56°59'34"E, a distance of 233.82 feet to a found iron rod at the Northwest corner of the lands of Paul Binge (Inst #20100823-00662566); thence leaving said lake boundary and with said Binge lands; S31°04'00"W, a distance of 353.51 feet to an iron rebar; thence, S84°34'37"E, a distance of 44.84 feet to an iron rebar; thence; S79°39'55"E, a distance of 188.37 feet to an iron rebar; thence S03°07'53"E, a distance of 86.81 feet to an iron rebar at the Southwest corner of said Binge lands and the Northwest corner of proposed Lot 5; thence leaving said Binge lands and with said Tract 5; S14°10'00"E, a distance of 164.16 feet to an iron rebar at the Northwest corner of a cemetery parcel and a corner on the North line said Arbor Crest Subdivision; thence with said North line, N82°48'46"W, a distance of 589.58 feet to the Point of Beginning. Containing 5.953 acres, more or less. Prepared by Roger Harrah (RLS 2039)

Being the same property conveyed to Becker Realty Rayford, LLC, a Texas Limited Liability Company, by Warranty Deed from Old South Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200323-0031485, in the Register's Office of Davidson County, Tennessee, dated February 28, 2020, and recorded on March 23, 2020.

The said Becker Realty Rayford, LLC, a Texas Limited Liability Company, having since been voluntarily terminated, Grantor does hereby execute this instrument as part of the winding down process for the said Becker Realty Rayford, LLC as its Manager.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X__ **improved** property known as: 2617 Sailview Way, 0 Bakers Grove Rd (M/P 123 00 0 180.00), 0 Bakers Grove Rd (M/P 123 00 0 178.00) & 0 Bakers Grove Rd (M/P 123 00 0 177.00), Hermitage, TN 37076.

Witness my hand this the 23 day of October, 2025.

Becker Realty Rayford, LLC, a Texas Limited Liability Company

By: _____, MGR
Gary Becker, Manager

STATE OF Texas

COUNTY OF Travis

DOS
mgr

Before me, the undersigned Notary Public for said State and County, personally appeared Gary Becker, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Becker Realty Rayford, LLC, the within named bargainor, a Texas Limited Liability Company, and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Becker Realty Rayford, LLC as Manager.

Witness my hand, at office, this 23 day of October, 2025.

DAVID GREIG JOHNSON
Notary ID #130408316
My Commission Expires
October 19, 2027

_____
Notary Signature
My commission expires: 10/19/2027

True Copy Certification

I, **Tammy Carney,** 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 this the 23 day of October, 2025.

Affiant Signature

Date 10.24.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

