File No. 280800689

QUITCLAIM DEED

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDQC
Recvd: 09/10/08 12:26 2 pgs
Fees:12.00 Taxes:0.00
20080910-0092702

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Litsey Building Partners	Litsey Building Partners	Map 095-04-0 Parcel 055.00
(NAME)	(NAME)	
4992 Tulip Grove Lane	4992 Tulip Grove Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Bonnie Hobbs, Deborah Butler, Jordan Franklin Litsey, Jr., as devisees under the Last Will and Testament of Peggy Y. Litsey, deceased,** HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO **Litsey Building Partners, a Tennessee General Partnership,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 3rd Civil District of Davidson County, Tennessee, being known as Lot No. 5 on the Map of Joel S. Boyd's Subdivision, not of record, as shown on plan made by John M. Sullivan, County Surveyor, April 4, 1949, and described according to said plan, as follows:

Beginning at a point in the center line of Lebanon Road at the common corner of Lots 5 and 6; thence with the center of said Road, South 81 deg. 32' West, 52.3 feet to the corner of Lot No. 4, being the northeast corner of the land conveyed to Charles L. Miller and wife, by deed of record in Book 1915, page 603, Register's Office; thence with the line between said lots, and along Miller's easterly line, South 7 deg. 01' East, 260.2 feet to a fence line in the South line of a 20 foot alley; thence with said fence, North 81 deg. 20' East, 49.8 feet to the corner of Lots 5 and 6; thence with said fence, North 6 deg. 23' West, 260.3 feet to the beginning.

BEING the same property conveyed to Jordan F. Litsey and wife, Peggy P. Litsey by Warranty Deed dated June 4, 1965, from Mrs. Fred Baker now known as Marie Baker Tanner, of record in Deed Book 3848, page 614, Register's Office, Davidson County, Tennessee. The said property was devised to Bonnie Hobbs, Deborah Butler, and Jordan Franklin Litsey, Jr., per stirpes, pursuant to the Last Will and Testament of Peggy Y. Litsey, having died January 12, 2007, and filed in Probate Division, Chancery Court, Docket # 07P293, Davidson County, Tennessee

This property is subject to: Easement for Private Road/Alley of record in Book 1781, Page 274, Book 2275, Page 235, Book 2275, Page 251; Sewer/Drainage Easement of record in Book 4278, Page 85; Lease(s) of record in Book 4278, Page 85, Book 4320, Page 815, Book 4320, Page 817, Book 4745, Page 666, Book 4803, Page 348, Book 5412, Page 614, Book 6282, Page 65, Book 7846, Page 406; County of DAVIDSON taxes for the year 2008 and subsequent years; all in the Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2605 Lebanon Pike, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this 2nd day of September, 2008.

Bonnie Hobbs

Jordan Franklin Litsey, Jr.

Deborah Butler

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bonnie Hobbs, Deborah Butler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of September, 2008.

Commission expires: June 22, 2009

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Linda V Jones Notary Public

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jordan Franklin Litsey, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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RETURN TO:

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