OWNER:

BYRD FAMILY PROPERTIES
P. O. BOX 188
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087
FILENO: 12-0373

BILL GARRETT, Davidson County
Trans:T20120047882 DEEDQC
Recvd: 06/28/12 15:50 3 pgs
Fees:17.00 Taxes:0.00
20120628-0057026

Map & Parcel 310200008000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **BYRD FAMILY PROPERTIES, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby quitclaim and convey unto **BYRD FAMILY PROPERTIES, a Tennessee general partnership** ("Grantee"), its successors and assigns, forever, all its interest in and to the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in Davidson County, Tennessee and more particularly described as follows:
>
> Outparcel One of The Marketplace as shown on the Plan of the Revised Unified Plat of Subdivision dated May 24, 2000, last revised May 4, 2001, and recorded on May 15, 2001, as Instrument No. 20010515-0050282, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to **Byrd Family Properties, LLC, a Tennessee limited liability company**, by virtue of a Special Warranty Deed from JDN Realty Corporation, a Maryland corporation, dated February 19, 2003, and recorded in Instrument No. 20030220-0022716, in the Register's Office for Davidson County, Tennessee. Byrd Family Properties, LLC is now administratively dissolved. Charles F. Byrd, Jr. and Clinton H. Byrd, as the sole members of the company, are authorized to convey this property for purposes of winding up business matters.
>
> This description is the same as in the prior deed.
>
> This is not the personal residence of the Grantor.
>
> THIS IS IMPROVED PROPERTY known as 7008 Charlotte Pike, Nashville, TN 37209.

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises.

AND we, **CHARLES F. BYRD, JR. and CLINTON H. BYRD,** as the sole members of Byrd Family Properties, LLC, for the above consideration, do hereby individually join in this conveyance and by these presents do quitclaim and convey unto Grantee, its successor and assigns, all right, title, interest and claim which we may have in and to the above described tract or parcel of land.

WITNESS OUR SIGNATURES hereto this 26th day of June, 2012.

BYRD FAMILY PROPERTIES, LLC

By:_____
CHARLES F. BYRD, JR., Member

By:_____
CLINTON H. BYRD, Member

_____
CHARLES F. BYRD, JR.

_____
CLINTON H. BYRD

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CHARLES F. BYRD, JR. and CLINTON H. BYRD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are **Members** of **BYRD FAMILY PROPERTIES, LLC,** the within-named bargainor, and as such authorized members, being given the authority to so do, executed the within instrument on behalf of the company, by signing its name as such authorized member.

WITNESS my hand and official seal at office, this 26th day of June, 2012.

_____ NOTARY PUBLIC

DAVID B. FOUTCH
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 6-30-2014

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHARLES H. BYRD, JR. and CLINTON H. BYRD**, 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 and official seal at office this 26th day of June, 2012.

_____ NOTARY PUBLIC

DAVID B. FOUTCH
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 6-30-2014

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

AFFIANT

Sworn to and subscribed to before me this the 26th day of June, 2018.

NOTARY PUBLIC

My commission expires: 6.30.2019

DAVID B. FOUTCH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY