QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Tanya L. Cigna
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF ~~MARCH~~ April, 2017.

Hannah L. Kolb
Notary Public

MY COMMISSION EXPIRES: 5/5/2020
(AFFIX SEAL)

HANNAH A KOLB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

BILL GARRETT, Davidson County
Trans:T20170030604 DEEDQC
Recvd: 04/11/17 14:35 3 pgs
Fees:17.00 Taxes:0.00
20170411-0035437

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Knestrick Properties Holdings, LLC	NEW OWNER	119-5/129 and 131
(NAME) **2617 Grandview Avenue, Suite 100**	(NAME)	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED FOR THE PURPOSE OF DOCUMENTING IN THE PUBLIC RECORDS A CORPORATE NAME CHANGE OF THE CURRENT OWNER. WEST IRIS PARTNERS, LLC, BY CORPORATE ACTION, IS NOW LEGALLY KNOWN AS, AND IS ONE AND THE SAME AS, KNESTRICK PROPERTIES HOLDINGS, LLC.

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WEST IRIS PARTNERS, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY TO **KNESTRICK PROPERTIES HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT ONE/Lot 3, Block "B" Berry Hill Gardens (Map/Parcel: 118-11-0-026.00):

Beginning at an iron pin found in the Easterly margin of West Iris and the Southwesterly corner of Lot 2, Block "B" Berry Hill Gardens, Plat Book 1130, Page 36, Thompson Lane Properties, Deed Book 7738, Page 550, Register's Office for Davidson County, Tennessee; and as shown on the Survey by and described according to a Survey by Spears Surveying, P.O. Box 43, Kingston Springs, TN 37082 (615) 830-6182, Steven K. Spears, Tennessee Registered Land Surveyor No. RLS#1651, dated September, 2004, and revised on November 2, 2005;

Thence leaving said Lot 2 and continuing with the Easterly margin of West Iris North 27° 03' 06" West a distance of 64.78' to an iron pin found, said pin being the Southeasterly corner of Lot 4, Block "B" Berry Hill Gardens, Plat Book 1130, Page 36, Paul Scholten Property, Deed Book 11312, Page 691, said Register's Office.

Thence leaving the Easterly margin of West Iris and continuing with the Easterly line of Scholten Property North 61° 38' 45" East a distance of 151.71' to an iron pin found, said

pin being the Westerly line of Lot 30, Block "B" Berry Hill Gardens, Plat Book 1130, Page 36, Paul Scholten Property, Deed Book 11312, Page 693, said Register's Office.

Thence with Scholten's Westerly line South 27° 24' 20" East a distance of 14.25' to a point, said point being the Northwesterly corner of Lot 31, Block "B" Berry Hill Gardens, Plat Book 1130, Page 36, Alton Ray Binkley, Deed Book 11439, Page 408, said Register's Office;

Thence with Binkley's Westerly line South 06° 14' 52" East a distance of 60.15' to an iron pin found, said pin being the Northwesterly corner of Lot 2, said pin also being the Westerly line of Lot 32 Block "B" Berry Hill Gardens, Plat Book 1130, Page 36, Nancy Kirkland & Clive Gregson, Instrument No. 20020531-0066071, said Register's Office;

Thence leaving said Westerly line and continuing with the Westerly line of Lot 2, South 63° 56' 09" West a distance of 130.41' to the point of beginning.

Containing an area of 0.22 acres, more or less.

TRACT TWO/Lot 2, Block "B" Berry Hill Gardens (Map/Parcel: 118-11-0-027.00):

Beginning at an iron pin found in the Easterly margin of West Iris and the Southwesterly corner of Lot 1, Block "B" Berry Hill Gardens, Plat Book 1130, Page 36, Luton Property Partners, Deed Book 7805, Page 804, Register's Office for Davidson County, Tennessee; and as shown on the Survey by and described according to a Survey by Spears Surveying, P.O. Box 43, Kingston Springs, TN 37082 (615) 830-6182, Steven K. Spears, Tennessee Registered Land Surveyor No. RLS#1651, dated September, 2004, and revised on November 2, 2005;

Thence leaving said Lot 1 and continuing with the Easterly margin of West Iris, North 27° 34' 24" West a distance of 80.08' to an iron pin found, said pin being the Southeasterly corner of Lot 3, Block "B" Berry Hill Gardens, Plat Book 1130, Page 36, Thompson Lane Properties, Deed Book 7738, Page 550, said Register's Office;

Thence leaving the Easterly margin of West Iris and continuing with the Easterly line of Lot 3, North 63° 56' 09" East a distance of 130.41' to an iron pin found, said pin being the Westerly line of Lot 32, Block "B" Berry Hill Gardens, Plat Book 1130, Page 36, Nancy Kirkland & Clive Gregson, Instrument No. 20020531-0066071, said Register's Office;

Thence with the Westerly line of Lot 32 South 06° 10' 37" East a distance of 84.96' to a point on the concrete of a sanitary manhole, said point being the Southwesterly corner of Lot 33, Block "B" Berry Hill Gardens, Plat Book 1130, Page 36, J. E. Haskins, Deed Book 2138, Page 447, said Register's Office, said point also being the Northwesterly corner of Lot 1;

Thence leaving Haskins and continuing with the Westerly line of Lot 1 South 63° 50' 46" West a distance of 99.40' to the point of beginning.

Containing an area of 0.21 acres, more or less.

Being the same property conveyed to West Iris Partners, LLC, a Tennessee Limited Liability Company by Warranty Deed from Thompson Lane Properties, a joint venture,

recorded on the 16th day of November, 2005 in Instrument No. 20051116-0138500, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐
This is improved ☐ property, known as 652 West Iris Drive, Nashville, TN
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3 day of April, 2017.

KNESTRICK PROPERTIES HOLDINGS, LLC
(formerly known as West Iris Partners, LLC)

William Knestrick, Member

STATE OF TENNESSEE §
§
COUNTY OF Davidson §

PERSONALLY APPEARED BEFORE ME, Melissa A. Krantz a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared William Knestrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to a member of Knestrick Properties Holdings, LLC, a Tennessee limited liability company, the within-named bargainor, and that William Knestrick, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained as member of Knestrick Properties Holdings, LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal on this 3rd day of ~~March,~~ April 2017.

NOTARY PUBLIC

My Commission Expires: July 6, 2020

(NOTARY SEAL)

