THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

Bill Garrett Davidson County
Batch# 25229 DEEDQC
11/13/2017 03:40:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171113-0116587

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
CJ Partners, LLC 209 29th Ave. N. Nashville, TN 37203	New Owner	061-15-0-053.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ELLAROSA JENNETTEE, UNMARRIED, AND ANN ENGLERT ISAACS, UNMARRIED, AND WENDLE SMITH, MARRIED*, HEIRS AT LAW OF THE ESTATE OF RALPH ENGLERT, JR,** by these presents do hereby quitclaim and convey unto **CJ PARNTERS, LLC,** his/her/their/its heirs, successors and assigns, all his/her/their/its right, title and interest in and to the following described tract of land:

BEING located in the 8th Councilmanic District of Davidson County, Tennessee, being located southwesterly of the Gallatin Pike and Hunters Meadow Lane Road intersection and being a northerly portion of Lot 12 and southerly portion of Lot13 of the Maplewood Home Tract as recorded in Plat Book 421, Page 174 in the Register's Office of Davidson County, Tennessee and also being all of the Ralph Englert Jr. Property as recorded in Instrument #20030811-0113995 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing 1/2" iron pin monument in the westerly right-of-way of Gallatin Pike, said monument also being the northeasterly corner common to the Inglewood Baptist Church, Inc. Property as recorded in Instrument #20111021-0082199, in the Register's Office of Davidson County, Tennessee;

Thence leaving said westerly right-of-way of Gallatin Pike and continuing along with northerly line of the Inglewood Baptist Church, Inc. Property, N 66°44'06" W a distance of 240.28' to a new iron pin monument, said monument being the easterly line of the Rheba Martin Property as recorded in Deed Book 9820, Page 406, in the Register's Office of Davidson County, Tennessee;

Thence leaving said northerly line of the Inglewood Baptist Church, Inc. Property and continuing along with the easterly line of the Rheba Martin Property and the John and Jacilynne Coke Property, as recorded in Instrument #20161003-0104098, in the Register's Office of Davidson County, Tennessee, N 23°47'22" E a distance of 75.69' to a new iron pin monument, said monument being the southerly line of the Daniel Heller Property as recorded in Instrument #20040213-0017334, in the Register's Office of Davidson County, Tennessee;

Thence leaving said John and Jacilynne Coke Property and continuing along with the southerly line of the Daniel Heller Property, S 66°44'06" E a distance of 239.74' to an existing ¾" iron pin monument, said monument being the westerly right-of-way of Gallatin Pike;

Thence leaving said Daniel Heller Property and continuing along with the westerly right-of-way of Gallatin Pike, S 23°22'50" W a distance of 75.69' to an existing 1/2" iron pin monument, which is the point of beginning, having an area of 18,167 square feet, 0.42 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated October 9, 2017.

Being the same property conveyed to Ralph Englert, Jr. by Quitclaim Deed from Ralph Englert, Jr., Executor of the Estate of Margaret H. Englert, deceased, of record in Instrument No. 20030811-0113995, Register's Office for Davidson County, Tennessee, dated August 4, 2003 and recorded on August 11, 2003. Ralph Englert, Jr. having since died. Affidavit of Heirship recorded at Instrument No. 20171106-0113837 names heirs Ellarosa Jennettee, Ann Englert Isaacs and Wendle Smith.

This is improved property also known as 3915 Gallatin Pike, Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
8th day of November 2017.

Affiant

My commission expires: 5.3.21
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8th day of November, 2017.

Estate of Ralph Englert, Jr.

Ellarosa Jennettee, Heir at Law by A. Alan Isaacs
her attorney-in-fact

Ann Englert Isaacs, Heir at Law by A. Alan Isaacs
her attorney-in-fact

Wendle Smith, Heir at Law by A. Alan Isaacs
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named A. Alan Isaacs, attorney in fact for Ellarosa Jennettee, Ann Englert Isaacs, and Wendle Smith, Heirs at Law for the Estate of Ralph Englert Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of November, 2017.

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Notary Public

5/3/21