RETURN TO
JONES RAULSTON TITLE INS. AGENCY, INC.
618 GEORGIA AVE. STE. 200
CHATTANOOGA, TN 37403

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO(S).
Tennessee Immigrant and Refugee Rights Coalition	Tennessee Immigrant and Refugee Rights Coalition	13415002600
(Name)	(Name)	
2195 Nolensville Pike	2195 Nolensville Pike	
(Street Address)	(Street Address)	
Nashville TN 37211	Nashville TN 37211	
(City) (State) (Zip)	(City) (State) (Zip)	

18-603

THIS INSTRUMENT PREPARED BY, AND
AFTER RECORDING, ~~RETURN TO~~:

Chambliss, Bahner & Stophel, P.C.
Attn.: Andrew J. Leffler, Esq.
605 Chestnut Street, Suite 1700
Chattanooga, TN 37450-0019

Karen Y Johnson Davidson County
Batch# 139115 DEEDQC
09/11/2018 10:08:04 AM 4 pgs
Fees: $22.00 Taxes: $0.00



20180911-0089841

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, TRILEN LLC, a Florida limited liability company ("Grantor"), does hereby sell, transfer, convey and forever quitclaim unto TENNESSEE IMMIGRANT AND REFUGEE RIGHTS COALITION, a Tennessee not-for-profit corporation ("Grantee"), its successors and assigns, all of the right, title, interest, claim or demand which the said Grantor has, or may have had, in and to the tract(s) or parcel(s) of real property located in Hamilton County, Tennessee and being more particularly described in Exhibit A attached hereto (the "Property"), together with the heriditaments and appurtenances thereto appertaining.

GRANTOR'S SOURCES OF EQUITABLE TITLE is that certain deed recorded as Instrument No. 20070110-0004346, in the Register's Office of Davidson County, Tennessee.

SUBJECT TO all easements, rights-of-way, covenants, restrictions and mineral reservations of record, if any.

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.

[*remainder of page intentionally left blank; signature page to follow*]

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be signed on this 6 day of September, 2018.

TRILEN LLC, a Florida limited liability company

By: _____
Name: Jeff Bagley
Title: Authorized Agent

STATE OF CONNECTICUT

COUNTY OF Hartford

Before me, Therese M. Mallett, notary, of the state and county aforesaid, personally appeared JEFF BAGLEY with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Authorized Agent authorized to execute the instrument on behalf of TRILEN LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

WITNESS my hand and seal, at office, this 6th day of September, 2018.

_____
Notary Public

My Commission Expires: 6/30/2019

THERESE M MALLETT NOTARY PUBLIC MY COMMISSION EXPIRES 6/30/2019 STATE OF CONNECTICUT

THERESE M. MALLETT NOTARY PUBLIC STATE OF CONNECTICUT

STATE OF TENNESSEE :
:
COUNTY OF HAMILTON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Andrew Leffler, Grantee's agent

Sworn and subscribed to before
me this 6th day of September, 2018.

Sheila Beckmann
Notary Public

My Commission Expires: 11-10-19

SHEILA BECKMANN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

Being a tract of land lying in the 28th Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the easterly right-of-way line of Ezell Road, width varies, and the westerly right-of-way line of Antioch Pike, width varies;

Thence leaving the easterly right-of-way line of Ezell Road with the westerly right-of-way line of Antioch Pike, along a curve to the right, with an arc length of 33.92 feet, the radius of which is 34.50 feet, the central angle of which is 56 Degrees 19 Minutes 42 Seconds, the chord of which is North 37 Degrees 00 Minutes 06 Seconds East, 32.57 feet to an iron rod set;

Thence along a curve to the right, with an arc length of 42.26 feet, the radius of which is 29.50 feet, the central angle of which is 82 Degrees 04 Minutes 47 Seconds, the chord of which is South 73 Degrees 47 Minutes 40 Seconds East, 38.74 feet to an iron rod set;

Thence South 32 Degrees 45 Minutes 16 Seconds East, 124.28 feet to an iron rod set;

Thence along a curve to the left, with an arc length of 161.07 feet, the radius of which is 2,024.23 feet, the central angle of which is 04 Degrees 33 Minutes 32 Seconds, the chord of which is South 35 Degrees 02 Minutes 02 Seconds East, 161.02 feet to an existing iron rod at a corner common with the property of Matin Ghafuri, as of record in Instrument Number 20110802-0059244, in the Register's Office for Davidson County, Tennessee, also being Lot 1045 Section Ten Cherokee Hills, as of record in Plat Book 4660, Page 27, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Antioch Pike with the northerly property line of Matin Ghafuri, South 51 Degrees 35 Minutes 20 Seconds West, 36.11 feet to an iron rod set;
Thence South 44 Degrees 53 Minutes 20 Seconds West, 60.00 feet to an existing concrete monument;

Thence South 37 Degrees 01 Minutes 20 Seconds West, 78.00 feet to an existing iron rod at a corner common with the property of Mario S. Delgado, as of record in Instrument Number 20130108-0002344, in the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Mario S. Delgado, North 82 Degrees 17 Minutes 03 Seconds West, 151.25 feet to an existing iron rod in the easterly right-of-way line of said Ezell Road;

Thence with the easterly right-of-way line of Ezell Road, North 08 Degrees 50 Minutes 14 Seconds East, 332.02 feet to the POINT OF BEGINNING.

Containing 59,306 Square Feet (1.362 Acres more or less).

Being the same property conveyed to TriLen, LLC, as of record in Instrument Number 20070110-0004346, in the Register's Office for Davidson County, Tennessee.