Karen Y Johnson Davidson County
Batch# 181755 DEEDQC
01/08/2019 03:30:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190108-0002094

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE THESE PARCELS INTO ONE TAX PARCEL WITH ONE TAX PARCEL IDENTIFICATION NUMBER.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
1041 East Trinity LP, LLC 4303 Gallatin Pike, Suite 103 Nashville, TN 37216	New Owner	072-05-0-104.00 072-05-0-105.00

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, **1041 East Trinity LP, LLC, a Tennessee Limited Liability Company,** by these presents do hereby quitclaim and convey unto **1041 East Trinity LP, LLC, a Tennessee Limited Liability Company,** its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Tract No. 1

Land in Davidson County, Tennessee, being part of Lots 52 and 53 on the map of Casper Zopfi Place, as of record in Book 332, page 167, Register's Office for Davidson County, Tennessee, and described according to a survey made by Hal R. Swann, Jr., Surveyor, January 29, 1955, as follows:

Beginning at a point in the center line of Trinity Lane 276 feet, more or less, east of the center line of Keeling Avenue; thence North 3 degrees 11' east 232 feet to a point; thence south 87 degrees 49' east 55.5 feet to a point; thence south 3 degrees 11' west 232 feet to the center line of Trinity Lane; thence with the center line of the same north 87 degrees 49' west 55.5 feet to the point of beginning.

Being the same property conveyed to Stratos Development, LLC, from Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of The O'Malley Family Trust II, by Special Warranty Deed and recorded on November 8, 2017 of record Instrument Number 20171108-0114978, Register's Office for Davidson County, Tennessee. As corrected by Scrivener's Affidavit of record as Instrument No. 20181219-0123535, Register's Office for Davidson County, Tennessee.

Tract No. 2

Land in Davidson County, Tennessee, being part of Lots 52 and 53 on the Map of Casper Zopfi's Place, as of record in Book 332, Page 167, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an Iron Rod (new) set in the Northern right-of-way of East Trinity Lane (50' right-of-way), said Iron Rod (new) also having Tennessee State Plane Coordinates of N: 681835.70, E: 1749216.72, and being the southeast comer of the Robert O'Malley Property as of record in Instrument # QC-20151117-0116722; thence leaving said East Trinity Lane right-of-way, following said O'Malley Property, North 8 degrees 34 minutes 48 seconds East for a distance of 231.25 feet to an Iron Rod (new); North 82 degrees 25 minutes 15 seconds West for a distance of 55.50 feet to an Iron Rod (new) in the western boundary of the O.1.C. Homes at 908 Thomas as of record in MA-20160902-0092497; thence leaving said O'Malley Property, continuing with said O.1.C. Homes at 908 Thomas, North 8 degrees 55 minutes 00 seconds East for a distance of

67.85 feet to an Iron Rod (new), being the southwest corner of the Casper Zopfi's Land Re-subdivision as of record in Plat Book 2083, Page 42; thence leaving said O.1.C. Homes at 908 Thomas, following Casper Zopfi's Re-subdivision, South 82 degrees 25 minutes 15 seconds East for a distance of 220.15 feet to an Iron Rod (new) in the western boundary of the Revised and Corrected Map of Subdivision of Casper Zopfi's Place as of record in Plat Book 547, Page 22; thence leaving said Casper Zopfi's Re-subdivision, following said Casper Zopfi's Subdivision, South 8 degrees 53 minutes 14 seconds West for a distance of 296.93 feet to an Iron Rod (new) in the northern boundary of said East Trinity Lane; thence leaving said Casper Zopfi's Subdivision, following said East Trinity Lane right-of-way, North 83 degrees 11 minutes 24 seconds West, a distance of 163.51 feet to the point of beginning, containing 52,689 Square Feet or 1.209 Acres +/- according to a Boundary Survey by Clint T. Elliot, TN RLS # 2347, Dated December 29, 2016.

Tracts 1 and 2 being the same property conveyed to 1041 East Trinity LP, LLC, Tennessee limited liability company, from ETLP, LLC, a Tennessee limited liability company by Special Warranty Deed and recorded on December 19, 2018 of record Instrument Number 20181219-0123536, Register's Office for Davidson County, Tennessee.

This property is also known as 1033 East Trinity Lane and 1041 East Trinity Lane, 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
8 day of January, 2019.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

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

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8 day of January, 2019.

1041 East Trinity LP, LLC

By: 1041 East Trinity GP, LLC

By: _____
Bruce Most, Managing Member

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 Bruce Most, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of 1041 East Trinity GP, LLC, the Managing Member of 1041 East Trinity LP, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 8 day of January, 2019.

_____
Notary Public

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