Karen Johnson Davidson County
Batch# 249805 DEEDQC
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Fees: $17.00 Taxes: $0.00
20190627-0062748

This Instrument Prepared By:
Benjamin H. Southard
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
4013 Travis Drive LLC 615 Main Street, Suite 214 Nashville, TN 37206	[SAME]	13315010100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JWC FAMILY, LLC**, a Tennessee limited liability company ("Grantor"), does hereby quitclaim and convey unto **4013 TRAVIS DRIVE LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest, if any, in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described on **Exhibit A** hereto, subject to any and all limitations, restrictions and encumbrances as may affect said Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $0.00.

Meredith Mabry
Affiant

Subscribed and sworn to before me this the 21st day of June, 2019.

Notary Public

My Commission Expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the ____ day of June, 2019.

GRANTOR:

JWC FAMILY, LLC, a
Tennessee limited liability company

By: Christine C Palmer
Christine C. Palmer, its Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Christine C. Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the manager of JWC Family, LLC, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of said limited liability company.

WITNESS my hand and seal at office this 20th day of June, 2019.

Notary Public

My Commission Expires:
1-3-23

KELLY LOUIS WORMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

A certain tract of land being located in Davidson County, Tennessee, being known as the JWC Family LLC property, being Lots 14 & 16 on the Plan of Travis Park as of record in Book 3700, Pge 61, as amended in Book 4400, Page 127 in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a concrete monument found at the northeast corner of the Advanced Turf Solutions, Inc Property, Lot 6R of the Advanced Turf Solutions Consolidation Plat as shown in Plat 20190205-0010793 and as described in sale instrument DB-20190530 0051309 in the Register's Office for Davidson County, Tennessee, the same point being located on the west right-of-way line of Travis Drive, having a right-of-way width of 60 feet, this point also being the southeast corner of the property being herein described; thence, leaving said point, with and along the north property line of the aforementioned Lot 6R, South 41 degrees 47 minutes 51 seconds West, 192.59 feet to a concrete monument found on the east right-of-way line of a 25 foot wide alley numbered 1933, said point being the southwest corner of the property being herein described; thence, leaving said point, with and along the east right-of-way line of Alley No. 1933, North 33 degrees 23 minutes 28 seconds West, 154.07 feet to a railroad spike found at the southwest corner of the Scales Nutrition & Wellness, PLLC property, Lots 17 & 18 of the aforementioned Advance Turf Solutions Consolidation Plat, the same point being the northwest corner of the property being herein described; thence, leaving said point North 41 degrees 22 minutes 28 seconds East, 151.04 feet to a railroad spike found on the west right-of-way line of Travis Drive; thence, with and along the west right-of-way line of Travis Drive, in a curve to the left, having a radius of 861.79 feet, an arc length of 7.98 feet and being subtended with a chord direction of South 48 degrees 48 minutes 09 seconds East, 7.98 feet to a railroad spike found; thence, South 19 degrees 04 minutes 04 seconds East, 134.62 feet to a railroad spike found; thence, in a curve to the right, having a radius of 478.08 feet, an arc length of 7.48 feet and being subtended by a chord direction of South 48 degrees 37 minutes 10 seconds East, 7.48 feet to the POINT OF BEGINNING.

Said property herein described as shown on a drawing labeled Boundary & Topographic Survey as prepared by Clint Elliott Survey, stamped and dated 04/18/2019 by G. Scott Carter, Professional Land Surveyor license # 2391, contains 25,679+/- square feet or 0.59 Acres.

Being substantially the same property conveyed to JWC Family, LLC, by Warranty Deed of record in Book 10748, Page 808, in the Register's Office for of Davidson County, Tennessee.