NEW OWNER:

Oceola Park, LLC
26 Spoede Lane
St. Louis, MO 63141

SEND TAX BILLS TO:
NEW OWNER

Map Par. # 103 02 0 133.00
Map Par. # 103 02 0 134.00
Map Par. # 103 02 0 131.01
Map Par. # 103 02 0 131.00
Map Par. # 103 02 0 132.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave
Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 260340 DEEDQC
07/22/2019 12:46:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20190722-0071703

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars and no/100 Dollars ($10.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Oceola Park, LLC, a Florida limited liability** ("Grantor") for the purposes of consolidating five parcels into one, has this day transferred and conveyed unto **Oceola Park, LLC,** ("Grantee"), their successors and assigns, forever, the following tracts and parcels of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

SEE ATTACHED "EXHIBIT A"

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 12th day of July 2019

Oceola Park, LLC, a Florida limited liability company

Kevin Kelley, *President*

STATE OF Missouri

COUNTY OF St. Louis

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Kevin Kelley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Kevin Kelley is President of Oceola Park, LLC , the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized officer/member/director.

WITNESS my hand and official seal at office this 12th day of July 2019.

NOTARY PUBLIC

LISA N. GREER
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: July 8, 2022
Commission # 14428373

My commission expires: July 8, 2022

****

The actual consideration or value, whichever is greater, for this transfer is **$10.00 .**

AFFIANT

Sworn to and subscribed to before me this 12th day of July 2019

NOTARY PUBLIC

My commission expires: July 8, 2022

LISA N. GREER
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: July 8, 2022
Commission # 14428373

EXHIBIT "A"

Tract I - Map Par. # 103 02 0 133.00

Land in Davidson County, Tennessee, being part of Lot No. 22 on the Plan of C. C. Vernon's Farm of record in Plat Book 161, Page 164, in the Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made September 1941, by Z. T. Wilkinson, Surveyor, as follows:

Beginning at the southeast corner of the Brady lot which point is north 79 1/4 deg. east 150 feet from the easterly margin of Osceola Avenue, the point taken on Osceola Avenue being 120 feet north of the corner of Lots 22 and 23; thence along Brady's east line, north 10 1/4 deg. west 59 feet to a point; thence north 79 1/4 degrees east 88 feet to a point; thence south 10 1/4 deg. east 50 feet more or less, to a point opposite Brady's southeast corner; thence with Brady's south line, if extended, south 79 1/4 deg. west 88 feet, more or less, to the beginning.

Being unimproved property known as 114 Oceola Avenue, Nashville, Tennessee 37209.

Tract II - Map Par. # 103 02 0 134.00

Land in Davidson County, Tennessee, being part of Lot No. 22 on the Plan of C. C. Vernon's Farm of record in Plat Book 161, Page 164, in the Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made September 1941, by Z. T Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Osceola Avenue, as widened at the southwest corner of a part of said lot conveyed by J. L. Green and wife, to J. W. Dixon, by deed of record in Book 720, Page 374, said Register's Office; thence running easterly with Dixons southerly line 140 feet; thence southwardly 70 feet; thence westwardly 140 feet to the easterly margin of Osceola Avenue; thence with said Avenue, northwardly 70 feet to the beginning.

Being improved property known as 114 Oceola Avenue, Nashville, Tennessee 37209.

Tracts I and II being part of the same property conveyed to 265 WHITE BRIDGE ROAD PARTNERSHIP, a Tennessee general partnership, by deed dated October 16, 2017 from 265 WHITE BRIDGE ROAD, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180215-0014819 as corrected by Deed of Correction dated August 31, 2018 in Instrument No. 20180831-0086724, said Register's Office.

Also, being the same property conveyed to 265 WHITE BRIDGE ROAD, LLC, a Tennessee limited liability company, by deed from JOHNNY LEON BARNHILL, unmarried, dated July 24, 2015, of record in Instrument No. 20150727-0073877, Register's Office for Davidson County, Tennessee.

Tract III - Map Par. # 103 02 0 131.01

Land in Davidson County, Tennessee, being part of Lot No. 22 on the Plan of C. C. Vernon's Farm of record in Plat Book 161, Page 164, Register's Office for Davidson County, Tennessee, described according to a survey by Z J Wilkinson, Surveyor, dated November 27, 1961, as follows:

Beginning at a point in the easterly margin of Oceola Avenue, which said point is the common front corner of Lots Nos. 22 and 23 on said Plan; thence with the line between said two lots, eastwardly 247 feet to a point; thence northwardly a distance of 41 feet to a point; thence westwardly 242 feet to a point, said point being the easterly margin of Oceola; thence southwardly with the margin of said Avenue, 60 feet to a point of beginning as described on a survey by John Kohl, licensed surveyor, dated January 3, 1978.

Being part of the same property conveyed to 265 WHITE BRIDGE ROAD PARTNERSHIP, a Tennessee general partnership, by deed dated October 16, 2017 from 265 WHITE BRIDGE ROAD, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180215-0014819 as corrected by Deed of Correction dated August 31, 2018 in Instrument No. 20180831-0086724, said Register's Office.

Also being the same property conveyed to 265 WHITE BRIDGE ROAD, LLC by deed from PATRICIA BYRN LITOW and ELIZABETH BYRN FOX and DAVID PATRICK FOX, dated April 28, 2014, of record in Instrument No. 20140512-0040412, Register's Office for Davidson County, Tennessee.

Being improved property known as 108 Oceola Avenue, Nashville, Tennessee 37209.

Tract IV - Map Par. # 103 02 0 131.00

Land in Davidson County, Tennessee, being part of Lot No. 22 on the Map showing C. C. Vernon's Farm of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, dated November 27, 1961, as follows:

Beginning at an iron pin set in the easterly margin of Osceola Avenue which said point is 60 feet northerly from the common front corner of Lot Nos. 22 and 23 on said Plan; thence in an easterly direction a distance of 242 feet to an iron pin set at a distance of 41 feet northerly from the dividing line between said Lot Nos. 22 and 23; thence northwardly 79 feet to an iron pin; thence westwardly a distance of 235.3 feet to an iron pin set in the easterly margin of Osceola Avenue; thence southwardly along said margin of said Osceola Avenue 60 feet to the point of beginning.

Being the same property conveyed to 265 WHITE BRIDGE ROAD PARTNERSHIP, a Tennessee general partnership, from ABBAS TAHERIAN, a married person, by Quitclaim Deed dated August 31, 2018 of record in Instrument No. 20180831-0086725, said Register's Office.

Being the same property conveyed to KARL E. PETERS, a married person, and ABBAS TAHERIAN, a married person, by deed from LARRY FERRELL, widow, dated July 10, 1996, of record in Book 10123, Page 48, Register's Office for Davidson County, Tennessee. KARL E. PETERS having conveyed his interest in the property to PETERS PROPERTY MANAGEMENT, LLC by Quitclaim Deed, dated December 19, 2003, of record in Instrument No. 20031230-0183470, Register's Office for Davidson County, Tennessee. PETERS PROPERTY MANAGEMENT, LLC having conveyed its interest in the property to 265 WHITE BRIDGE ROAD PARTNERSHIP, a Tennessee general partnership, by Quitclaim Deed dated October 16, 2017 of record in Instrument No. 20180215-0014819, as corrected in a Deed of Correction dated August 31, 2018 of record in Instrument No. 20180831-0086724, said

Register's Office. Being unimproved property known as 110 Oceola Avenue, Nashville, Tennessee 37209.

Tract V – Map Par. #103 02 0 132.00

Land in Davidson County, Tennessee, being a part of Lot No. 22 on the Map of C. C. Vernon's Farm, as of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin Osceola Avenue, or Oceola Avenue, as widened, at the present northwest corner of the property conveyed to J. L. Green and wife, by deed from W. F. Hudspeth and wife, of record in Book 741, Page 578, said Register's Office; thence with Green's northerly line, eastwardly 140 feet; thence northwardly 50 feet; thence westwardly 140 feet to the easterly margin of Osceola Avenue, or Oceola Avenue; thence with said Avenue, southwardly 50 feet to the beginning.

Being the same property conveyed to Oceola Park, LLC by General Warranty Deed from 265 White Bridge Road Partnership, a Tennessee General Partnership, , dated March 21 2019, of record in Instrument No. 20190322-0026426, Register's Office for Davidson County, Tennessee.

Being improved property known as 112 Oceola Avenue, Nashville, Tennessee 37209.

EXHIBIT "B"

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years;

2. Matters shown on the Plan of record in Plat Book 161, Page 164, Register's Office for Davidson County, Tennessee; and

3. Sidewalk easement to The Metropolitan Government of Nashville and Davidson County, Tennessee for public right of way, of record in Instrument No. 20180226-0017944, said Register's Office. (Tract III).

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).