Karen Johnson Davidson County
Batch# 267066 DEEDQC
08/05/2019 02:23:30 PM 4 pgs
Fees: $23.00 Taxes: $3,010.88
20190805-0077567

THIS INSTRUMENT PREPARED BY:

PAUL GONTAREK
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $813,750.

AFFIANT

Subscribed and sworn to before me this the 31 day of July, 2019.

Notary Public

My Commission Expires: 10/2/19

CHRISTOPHER LANIGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s) :
Atlas Holdings, LLC 537 Federal Street Franklin, TN 37067	-SAME-	Map 118-11 Parcel 140

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Franklin Lee Spann (the "Grantor"), for and in consideration of the sum of Eight Hundred and Thirteen Thousand Seven Hundred and Fifty and no/100 Dollars ($813,750.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring the Grantor's entire interest in the subject parcel(s) of real property, hereby releases, remises and quitclaims unto Atlas Holdings, LLC, a Tennessee limited liability company, all right, title and interest of the Grantor in and to certain tract(s) or parcel(s) of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 31st day of July, 2019.

Franklin Lee Spann

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Franklin Lee Spann, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of July, 2019.

Notary Public

My Commission Expires: 10/2/19

CHRISTOPHER LANIGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Legal Description

Land lying in the Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 20, Block "J" on the Plan of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office Davidson County.

Beginning at a point in the southeast corner of the herein described plat, said point being in the northerly right-of-way line of Thompson Lane and 442.6 feet westerly from the centerline of East Iris Drive;

Thence North 85°31' West along said northerly right-of-way line for a distance of 79.4 feet to a point;

Thence North 4°33' East for a distance of 134.25 feet to a point;

Thence South 85°08' East for a distance of 79.40 feet to a point;

Thence South 4°33' West for a distance of 133.70 feet to a point on the northerly right-of-way line of Thompson Lane, said point being the Point of Beginning.

Being the same property conveyed to the Estate of John A. Spann, III and Franklin Lee Spann, as tenants-in-common, by deed from Spann Brothers GP, a Tennessee general partnership, of record in as Instrument No. 20190802-0076883, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Louise Privette Spann by deed from the Estate of John A. Spann, III, of record as Instrument No. 20190805-0077384, Register's Office for Davidson County, Tennessee.

This is improved property known as 710 Thompson Lane, Nashville, Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Paul A. Gontarek, do hereby make oath that I am a licensed attorney and/or the 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.

Paul A. Gontarek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul A. Gontarek, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

