# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 317618 DEEDQC
11/20/2019 08:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191120-0119623

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on 11/19/19.

NOTARY PUBLIC

My Commission Expires: 9-11-21

DIANNE R. KIRBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Rd., Suite 201
Nashville, Tennessee 37215

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| 1801 Meridian Partners<br>2200 Abbott Martin Rd.<br>Nashville, TN 37215 | SAME | 071-07-0-232.00; 071-07-0-233.00; 071-07-0-234.00; 071-10-0-081.00; 071-08-0-027.00; 071-08-0-244.00; 071-08-0-027.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John T. Rochford, a married person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto 1801 Meridian Partners, a Tennessee general partnership, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

*See attached "Exhibit A: Legal Description, incorporated herein by reference.*

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

The subject property is not and was never the principal marital residence of the Grantor.

**WITNESS** my hand on Nov. 19, 2019.

Grantor's Name

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On November 19, 2019 before me personally appeared John T. Rochford, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL ON November 19, 2019.

DIANNE R. KIRBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 9-07-21

EXHIBIT A:
LEGAL DESCRIPTION

BEING A TRACT OF LAND IN THE 5TH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL NUMBERS 232, 233, 234, AND 244 AS SHOWN ON DAVIDSON COUNTY
PROPERTY TAX MAP NUMBER 71-7, AND PARCELS 270 AND 271 AS SHOWN ON DAVIDSON COUNTY
PROPERTY MAP NUMBER 71-8, AND PARCEL 81 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NUMBER 71-11. BEING BOUNDED ON THE WEST BY RIGHT-OF-WAY (R/W) OF MERIDIAN STREET (44' PUBLIC R/W), ON THE NORTH BY RIGHT-OF-WAY (R/W) OF ALLEY #1086 (12' UNIMPROVED PUBLIC R/W), ON THE EAST BY RIGHT-OF-WAY (R/W) OF LISCHEY AVENUE (50' PUBLIC R/W), AND ON THE SOUTH BY THE RIGHT-OF-WAY (R/W) OF EDITH AVENUE (50' PUBLIC R/W) AND THE FOLLOWING LIST OF PROPERTIES ALL OF WHICH ARE RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.), THE THOMAS R. AND BRENDA G. FISHER PROPERTY OF RECORD IN DEED BOOK 8725, PAGE 346, THE FRANCIS EARLENE JOHNSON PROPERTY OF RECORD IN INSTRUMENT #20061117-0142674, THE DOUGLAS E. AND LAURA R. BETTY PROPERTY OF RECORD IN INSTRUMENT #20070328-0036722, THE WILLIAM F. PIPER AND BURNEASE P. KILGO PROPERTY OF RECORD IN INSTRUMENT #20001106-0110064, THE KAREN AND JAMES GAFFORD PROPERTY OF RECORD IN INSTRUMENT #20090320-0025150, THE KARLA N. SWAFFORD PROPERTY OF RECORD IN INSTRUMENT #20130410-0035535, THE MYRTLE PARTNERS LLC PROPERTY OF RECORD IN INSTRUMENT #20131108-0116237, THE FED DEVELOPMENT, LLC PROPERTY OF RECORD IN INSTRUMENT #20141022-0097564 AND INSTRUMENT #20140806-0070872, THE SHELBY STREET PARTNERS, GP OF RECORD IN INSTRUMENT #20141002-0091095, AND THE MARY ANN SCALES PROPERTY OF RECORD IN DEED BOOK 9693, PAGE 642 SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS ACCORDING TO SURVEY MADE BY RAGAN-SMITH-ASSOCIATES, INC., RLS TENN NO: 2588 DATED FEBRUARY 21, 2017:

POINT OF BEGINNING BEING AN IRON ROD (NEW) IN THE EASTERLY R/W OF MERIDIAN STREET AND THE SOUTHERLY R/W OF ALLEY #1086 BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, HAVING A NORTHING OF 681,831.11 AND AN EASTING OF 1,742,522.56 (NAD83); THENCE LEAVING THE SAID MERIDIAN STREET SOUTH 85 DEGREES 13 MINUTES 53 SECONDS EAST, 839.97 FEET TO A 5/8" IRON ROD (OLD); THENCE SOUTH 85 DEGREES 13 MINUTES 53 SECONDS EAST 459.90 FEET TO AN IRON ROD (NEW) IN THE WESTERLY R/W OF LISCHEY AVENUE; THENCE LEAVING THE SAID ALLEY SOUTH 08 DEGREES 54 MINUTES 21 SECONDS WEST 199.29 FEET TO AN IRON ROD (NEW) BEING THE NORTHEAST CORNER OF THE SAID SCALES PROPERTY; THENCE LEAVING LISCHEY AVENUE NORTH 85 DEGREES 20 MINUTES 08 SECONDS WEST, 465.07 FEET TO A 5/8" IRON ROD(OLD) IN THE EASTERLY LINE OF THE SAID SHELBY STREET PARTNERS PROPERTY; THENCE LEAVING THE SCALES PROPERTY NORTH 10 DEGREES 17 MINUTES 33 SECONDS EAST, 9.68 FEET TO A ½" IRON ROD (OLD); THENCE NORTH 84 DEGREES 33 MINUTES 13 SECONDS WEST, 197.53 FEET TO A ½" IRON ROD (OLD) BEING THE NORTHWEST CORNER OF THE SAID FED DEVELOPMENT PROPERTY; THENCE SOUTH 09 DEGREES 17 MINUTES 04 SECONDS WEST, 173.40 FEET TO AN IRON ROD (NEW); THENCE NORTH 83 DEGREES 37 MINUTES 22 SECONDS WEST, 100.00 FEET TO A ½" IRON ROD (OLD); THENCE SOUTH 09 DEGREES 27 MINUTES 57 SECONDS WEST, 189.92 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY R/W OF EDITH AVENUE; THENCE WITH EDITH AVENUE NORTH 83 DEGREES 34 MINUTES 39 SECONDS WEST, 54.94 FEET TO AN IRON ROD (NEW) BEING THE SOUTHEAST CORNER OF THE SAID MYRTLE PARTNERS PROPERTY; THENCE LEAVING EDITH AVENUE NORTH 08 DEGREES 21 MINUTES 36 SECONDS EAST 152.41 FEET TO AN IRON ROD (NEW); THENCE NORTH 83 DEGREES 40 MINUTES 33 SECONDS WEST, PASSING A ½" IRON ROD (OLD) AT 57.90 FEET, FOR A TOTAL DISTANCE OF 146.08 FEET TO AN IRON ROD (NEW) IN THE EASTERLY LINE OF THE SAID PIPER AND KILGO PROPERTY; THENCE NORTH 08 DEGREES 03 MINUTES 53 SECONDS EAST 28.38 FEET TO AN IRON ROD (NEW); THENCE NORTH 84 DEGREES 42 MINUTES 10 SECONDS WEST, 65.92 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY LINE OF THE SAID BETTY PROPERTY; THENCE NORTH 84 DEGREES 38 MINUTES 24 SECONDS WEST, 91.35 FEET TO AN IRON ROD (NEW) IN THE EASTERLY LINE OF THE SAID FISHER PROPERTY; THENCE NORTH 05 DEGREES 16 MINUTES 06 SECONDS EAST, 27.00 FEET TO AN IRON ROD (NEW); THENCE NORTH 84 DEGREES 43 MINUTES 54 SECONDS WEST, 160.00 FEET TO AN IRON ROD (NEW) IN THE EASTERLY R/W OF MERIDIAN STREET; THENCE WITH MERIDIAN STREET NORTH 06 DEGREES 51 MINUTES 54 SECONDS EAST, 331.26 FEET TO THE POINT OF BEGINNING. CONTAINING 367,540 SQUARE FEET OR 8.44 ACRES, MORE OR LESS.

TOGETHER WITH a 16 foot easement along the westerly line of the remaining property of Nancy J. Clinard, the said easements being more particularly described as follows:

A part of the westerly 100 feet of the easterly 300 feet of Lots Nos. 2 and 3 on the Map of the Subdivision of Lot No. 6 on the William White Heirs Property, as of record in Book 332, page 78, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the northerly margin of Edith Street, said point being the southwesterly corner of property deeded to Nancy Clinard, of record in Book 5772, page 695, Register's Office for Davidson County, Tennessee; thence with said property line, North 7 degrees 38' East 188.60 feet to a point; thence South 85 degrees 30' East 16 feet to a point; thence South 7 degrees 38' West 188.60 feet to a point in the northerly margin of Edith Street; thence along said margin North 85 degrees 30' West 16 feet to the point of beginning.

Being the same property conveyed to Dennis E. Wood by Deed dated March 7, 1984 from Gilbert C. Wright and wife, Nannie J. Wright, of record in Book 6244, page 672, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Dennis E. Wood and wife, Gail C. Wood by deed dated November 13, 1981 from Nancy J. Clinard and husband, Ernest C. Clinard of record in Book 5820, page 467, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 7, 1985, of record in Book 6766, page 684, Register's Office for Davidson County, Tennessee, Gail C. Wood, unmarried conveyed her interest in subject property to Dennis E. Wood. Also being the same property conveyed to Dennis E. Wood by deed dated January 17, 1989 from Nannie J. Temple Wright, unmarried of record in Book 8460, page 882, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John T. Rochford, a married person, by Special Warranty Deed from Dennis E. Wood, a married person, appearing as Instrument No. 20180105-0001967 and by Quitclaim Deed from Dennis E. Wood of record as Instrument No. 20180105-0001968, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, John Cobb Rochford, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY