QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 373705 DEEDQC
03/17/2020 01:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200317-0029546

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00.

Subscribed and sworn to before me, this the 12 day of March, 2020.

Notary Public

My Commission Expires: March 23, 2021

JENNIFER RUIZ NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES MARCH 23, 2021

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP (CTH), 222 Second Avenue South, Suite 2000, Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
McCrory Lane Partners, LLC 2605 Elm Hill Pike, Suite I Nashville, Tennessee 37214	Same	126-00-0-027

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **OLIVER CROMWELL CARMICHAEL, TRUSTEE** (hereinafter the "Grantor"), hereby quitclaims and conveys unto **MCCRORY LANE PARTNERS, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, all of his right, title and interest in and to all that tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at an iron pin set (IPS) at the intersection of the westerly right-of-way of Old Charlotte Road (15' from centerline) and the northerly right-of-way of U.S. Highway 70 (30' from centerline); thence with the northerly right-of-way of Highway 70, the following calls: N 64°23'00" W, a distance of 340.91 feet to an IPS; N 25°37'00" W, a distance of 5.00 feet to an IPS; N 64°23'00" W, a distance of 450.00 feet to an iron pin found (IPF); N 27°35'31" E, a distance of 14.72 feet to an IPF; N 64°23'00" W, a distance of 33.70 feet to an IPS at the southeasterly corner of Jackson Leap, as recorded in Deed Book 2802, page 446, R.O.D.C.; thence N 07°58'16" E, a distance of 74.26 feet to an IPF at the southwesterly corner of Bernard Williams, as recorded in Deed Book 4397, page 344, R.O.D.C.; thence S 87°52'22" E, a distance of 734.26 feet to an IPS in the westerly right-of-way of Old Charlotte Road; thence with said right-of-way, S 01°17'31" W, a distance of 420.47 feet to the point of beginning. Containing 4.33 acres, more or less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN RLS #1859, on June 27, 2007.

Being the same property conveyed to Oliver Cromwell Carmichael, as Trustee, by Warranty Deed from Kathleen Duke and Ara Mayo, dated October 12, 2007, of record as Instrument No. 20071012-0121744, Register's Office for Davidson County, Tennessee.

This is unimproved property known as the Northwest corner of Old Charlotte Pike and Highway 70 South, Nashville, Tennessee 37221.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 12th day of March, 2020.

GRANTOR:

Oliver Cromwell Carmichael, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Oliver Cromwell Carmichael, Trustee, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12 day of March, 2020.

NOTARY PUBLIC

My Commission Expires: March 23, 2021

JENNIFER RUIZ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 23, 2021

True Copy Certification

I, Kristie Putman, 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.

Kristie Putman
Signature

State of Tennessee

County of Davidson

Personally appeared before me, KAREN HILLEBRAND a notary public for this county and state, Kristie Putman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen H Hillebrand
Notary's Signature

My Commission Expires: 1/3/22
Notary' Seal (if on paper)

