

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COORDINATION PLUS, LLC	**SAME**	**043-10-0-087.00**
(NAME) **P. O. BOX 160591**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 385633 **DEEDQC**
04/14/2020 01:24:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200414-0038983

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, BECKLEA GP, A TENNESSEE GENERAL PARTNERSHIP,** BY THESE PRESENTS DO REMISE, RELEASE QUITCLAIM AND CONVEY ALL OF OUR RIGHT, TITLE AND INTEREST, UNTO **COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 246 on the Plan of Madison Park, Section 8, as of record in Plat Book 4300, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Coordination Plus, LLC from Madison Wesleyan Church, by its Successor the Tennessee District of The Wesleyan Church, by deed dated December 8, 2006 of record as Instrument No. 20061213-0153722, Register's Office for Davidson County, Tennessee. Further, being conveyed to Coordination Plus, LLC, a Tennessee Limited Liability Company, a one-half undivided interest, and CML Properties, LLC, a Tennessee Limited Liability Company, a one-half undivided interest, by quitclaim deed from Coordination Plus, LLC, a Tennessee Limited Liability Company, dated June 1, 2009, of record in Instrument No. 20090601-0050104, said Register's Office. Being further conveyed to Becklea GP, a Tennessee general Partnership composed of Coordination Plus, LLC and CML Properties, LLC, by quitclaim deed from Coordination Plus, LLC, a Tennessee Limited Liability Company, and CML Properties, LLC, a Tennessee Limited Liability Company, dated October 20, 2014 of record in Instrument No. 20141021-0096956, said Register's Office.

This conveyance is subject to matters as set forth in the Plan of record in Plat Book 4300, page 117; Restrictive Covenants of record in Book 4532, page 300; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4517, page 371; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **217 BECKLEA DRIVE, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2nd day of April, 2020.

BECKLEA GP
A Tennessee General Partnership

By: Coordination Plus, LLC - Partner

By: Virginia N. Pitts, Chief Manager

By: CML Properties, LLC - Partner

By: Holly Neumaier, Admin. Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Virginia N. Pitts**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is theChief Manager of **Coordination Plus, LLC,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged**Coordination Plus, LLC** to be a **GENERAL PARTNER OF BECKLEA GP,** the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 2nd day of April, 2020.

My Commission expires: 5/2/2022

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State,**Holly Neumaier**, with whom I am personally acquainted, and who acknowledged that she executed the withininstrument for the purposes therein contained, and who further acknowledged that she is theAdmin. Member of **CML Properties, LLC,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged**CML Properties, LLC** to be a **GENERAL PARTNER OF BECKLEA GP,** the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 2nd day of April, 2020.

My Commission expires: 5/2/2022

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public