QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 389900 DEEDQC
04/22/2020 02:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200422-0042432

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/21/2023
(AFFIX SEAL)

GABRIEL LUTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Clarksville Pike, LLC	Same	05800013900
(NAME)	(NAME)	
5110 Maryland Way, STE 120		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

GUERRIER DEVELOPMENT, LLC, A TENNESEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

CLARKSVILLE PIKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 7 & 8, AS SHOWN ON THE MAP ENTITLED BRYANT WOOD TRACT SUBDIVISION, PHASE 1 , OF RECORD AS INSTRUMENT NO, 20010102-00023169, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OFLAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING PARCEL 139 ON TAX MAP 58, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD CONCRETE MONUMENT IN THE EAST MARGIN OF HOMELAND DRIVE. SAID MONUMENT BEING 591.56' SOUTH OF THE SOUTH MARGIN OF ECHO LANE AND PROCEEDING AS FOLLOWS:

1. WITH THE SOUTH LINE OF LOT 216 OF HOMELAND HEIGHTS, SECTION 3, OF RECORD IN BOOK 3700, PAGE 55, R.O.D.C., SOUTH 85 DEG. 01 '35" EAST 3 DISTANCE OF 569.48' TO AN OLD CONCRETE MONUMENT, THENCE

2. NORTH 12 DEG. 51' 02" EAST A DISTANCE OF 111.8; TO AN OLD CONCRETE MONUMENT, AT THE SOUTHWEST COMER OF THE GILL PROPERTY, THENCE

3. WITH GILL'S SOUTH, LINE NORTH 66 DEG. 34' 15" EAST A DISTANCE OF293.94' TO AN OLD IRON PIN AT GILL'S SOUTHEAST COMER AND THE SOUTHWEST CORNER OF THE GRINER PROPERTY, THENCE
4. WITH GRINER'S SOUTH LINE NORTH 65 DEG. 21' 50" CAST A DISTANCE OF296.72' TO AN OLD IRON PIN AT GRINER'S SOUTHEAST COMER, THENCE

5. WITH THE WEST LINE OF HOMELAND HEIGHTS, PART ONE, (NOT OF RECORD) SOUTH 17 DEG. 02' 20" EAST A DISTANCE OF 568.34' TO A NEW CONCRETE MONUMENT, THENCE

6. WITH THE SOUTH LINE OF LOT #1 OF HOMELAND HEIGHTS, PART ONE NORTH 78 DEG. 45' 09" EAST A DISTANCE OF 378.36' TO AN OLD CONCRETE MONUMENT, THENCE

7. AROUND A CURVE TO THE LEFI IN AN EASTERLY DIRECTION, SAID CURVE HAVING A RADIUS OF 20.00' A DISTANCE OF30.391 TO AN OLD CONCRETE MONUMENT IN THE WEST MARGIN OF CLARKSVILLE PIKE, THENCE

8. WITH THE WEST MARGIN OF CLARKSVILLE PIKE SOUTH 12 DEG. 08' 35" EAST A DISTANCE OF 89. 76' TO AN OLD CONCRETE MONUMENT, THENCE

9. LEAVING THE WEST MARGIN OF CLARKSVILLE PIKE AROUND A CURVE TO THE LEFT IN A WESTERLY DIRECTION, SAID CURVE HAVING A RADIUS OF20.00' A DISTANCE OF 31.35' TO AN OLD CONCRETE MONUMENT, THENCE

10. WITH THE NORTH LINE OF THE RICH PROPERTY SOUTH 78 DEG. 48' 07" WEST A DISTANCE OF 379.01' TO A NEW CONCRETE MONUMENT AT THE NORTHWEST COMER OF THE RICH PROPERTY, THENCE

11. WITH THE WEST LINE OF THE RICH PROPERTY SOUTH 9 DEG. 18' 53" EAST A DISTANCE OF 469.45', PASSING THROUGH AN OLD IRON PIN AT THE DISTANCE OF229.7' TO A NEW IRON PIN IN THE NORTH RIGHT-OF- WAY OF BRILEY PARKWAY, THENCE

12. WITH THE NORTH RIGHT-OF-WAY OF BRILEY PARKWAY, SOUTH 87 DEG. 14' 20" WEST AT DISTANCE OF 4.36' TO A STATE RIGHT-OF-WAY MONUMENT, THENCE

13. SOUTH 58 DEG.45'32" WEST A DISTANCE OF309.79' TO A STATE RIGHT-OF-WAY MONUMENT, THENCE

14. LEAVING THE NORTH RIGHT-OF-WAY OF BRILEY PARKWAY NORTH 18 DEG. 25' 28" WEST A DISTANCE OF 43.06' TO AN OLD IRON PIN, THENCE

15. SOUTH 72 DEG. 22'47" WEST A DISTANCE OF 144.19" TO AN OLD IRON PIN AT THE NORTHEAST COMER OF THE COOMER PROPERTY, THENCE

16. SOUTH 70 DEG. 14'35" WEST A DISTANCE OF 150.33' TO AN OLD IRON PIN AT THE NORTHEAST COMER OF THE BOOTH PROPERTY, THENCE

17. WITH THE BOOTH'S NORTH LINE SOUTH 67 DEG. 52' 47" WEST A DISTANCE OF 42.07' TO AN OLD IRON PIN, THENCE

18. CONTINUING WITH BOOTH'S NORTH LINE SOUTH 59 DEG. 00'25" WEST A DISTANCE OF 503.78' TO AN OLD CONCRETE MONUMENT IN THE EAST MARGIN OF HOMELAND DRIVE, THENCE WITH THE CAST MARGIN OF HOMELAND DRIVE THE FOLLOWING CALLS;

19. NORTH 31 DEG. 01' 38" WEST A DISTANCE OF245.583 TO A NEW IRON PIN; THENCE

20. WITH A CURVE TO THE RIGHT IN A NORTHERLY DIRECTION, HAVING A RADIUS OF 1436.92' AT DISTANCE OF 534.03' TO A NEW IRON PIN, THENCE

21. NORTH 9 DEG. 44' WEST A DISTANCE OF 158.31' TO A NEW IRON PIN, THENCE

22. WITH A CURVE TO THE RIGHT IN A NORTHERLY DIRECTION HAVING A RADIUS OF 1407.70' AT DISTANCE OF363.61' TO A NEW IRON PIN, THENCE

23. NORTH 5 DEG. 04' EAST A DISTANCE OF 18.8' TO THE POINT OF BEGINNING CONTAINING 32.02 ACRES, MORE OR LESS, PER SURVEY DATED 4-4-96 BY TURNER ENGINEERING COMPANY AND BEING ISSUE NO. 2, JOB #982, W.O. 7092.

BEING THE SAME PROPERTY CONVEYED TO GUERRIER DEVELOPMENT, LLC, BY WARRANTY DEED FROM JAMES WATKINS AND BERTHA CLARK AS MEMBERS OF THE BRYANT WOOD TRACE GENERAL PARTNERSHIP; JAYME KIM WATKINS AS HEIR OF AUDREY WATKINS; JO E BRYAN, JOEL ORR, KEITH EVANS BRYANT, JOEL BRYANT, AND VALERIE BROWN, OF RECORD IN INSTRUMENT NUMBER 20200309-0026367, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is **improved** property known as: 4349 Clarksville Pike, Nashville, TN 37218

Witness our hands this the 28 day of April, 2020.

Guerrier Development, LLC:

BY: Elde Guerrier
ITS: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28 day of April 2020, before me personally appeared **Elde Guerrier**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the **member** for **Guerrier Development, LLC**, the within named bargainor, a **Tennessee Limited Liability Company**, and that he/she as such **member** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28 day of April, 2020.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, John Gleaves, 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, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY