Karen Johnson Davidson County
Batch# 397487 DEEDQC
05/08/2020 11:48:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00

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20200508-0048148

THIS INSTRUMENT PREPARED BY, AND WHEN RECORDED, RETURN TO:

Robert E. Leonard
Nelson Mullins Riley & Scarborough, LLP
150 4th Ave. North, Suite 1100
Nashville, Tennessee 37219

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 before me this 5th day of ~~April,~~ May 2020.

Notary Public

My commission expires: July 4, 2023

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Dodson Chapel Development, LLC c/o Cogency Global Inc. 992 Davidson Drive, Suite B Nashville, TN 37205-1051	SAME	086 000 149.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, **STRATEGIC OPTIONS INTERNATIONAL, LLC,** a Tennessee limited liability company (the "***Grantor***"), by these presents does quitclaim, transfer and convey unto **DODSON CHAPEL DEVELOPMENT, LLC**, a Tennessee limited liability company (the "***Grantee***"), and its successors and assigns, all of Grantor's interest as owner in a certain parcel of land in Davidson County, Tennessee (the "***Property***"), described as follows to-wit:

Tract 1:

Beginning at a point in the center line of Dodson Chapel Rd. 767 feet South of the Center line of Central Pike; thence easterly parallel to Central Pike, 115 feet to the southwest corner of Tract 2 hereinafter described; thence northerly along the west line of the same and parallel to the center line of Dodson Chapel Road 383.5 feet to a stone; thence westerly parallel to Central Pike, 115 feet to the center line of Dodson Chapel Road; thence with the center line of same southerly 383.5 feet

to the beginning.

Tract 2:

Beginning at a point in the north line of abstract of 8.51 acres conveyed to W.C. Newsom by deed of record in Book 1371 Page 365 Registers Office for said county, and being the southeast corner of Tract 1 above described; thence with Newsom's north line south 86 deg. 20' East 263 feet to a point; Newsom's northeast corner; thence north 2 deg. 50' East 394 feet to a point; thence North 86 deg. 20' West 263 feet to a point, being in the east line of an originaltract conveyed to W.P. Wright and wife by deed of record in Book 1001 Page 694 said Register's Office; thence along Wright's easterly line and along the easterly line of tract No. 1 above described South 2 deg. 15' west 394 feet to the beginning.

Being the same property conveyed to Strategic Options International, LLC, a Tennessee limited liability company, by Warranty Deed from Burma J. Shelton and Brenda B. Bradley, as Trustees of the Beaty Family Trust, dated February 5, 2016, of record as Instrument No. 20160210-0012692, Register's Office for Davidson County, Tennessee.

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

The Property is improved property located at 3941 Dodson Chapel Road, Hermitage, Davidson County, TN 37076.

The Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This instrument may be executed in counterparts.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE
TO
QUITCLAIM DEED

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 30th day of April, 2020.

STRATEGIC OPTIONS INTERNATIONAL, LLC, a Tennessee limited liability company

By: _____
Myron Dowell, Manager

STATE OF Virginia)
COUNTY OF Arlington)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, duly commission and qualified, personally appeared Myron Dowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the manager of Strategic Options International, LLC, a Tennessee limited liability company, the within named bargainor, and that he, in such capacity, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office on this the 30th day of April 2020.

_____
Notary Public

My Commission Expires: 5/31/2022

[END OF SIGNATURE PAGE]

GRAYLON A SMITH SR
NOTARY PUBLIC
REG. #7809548
MY COMMISSION EXPIRES
05/31/2022
COMMONWEALTH OF VIRGINIA