Karen Johnson Davidson County
Batch# 419382 DEEDQC
06/18/2020 02:31:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200618-0064554

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (DRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Kimbro Brothers Equities		171-00-0-004.00
1740 Ed Temple Boulevard	New Owner	
Nashville, TN 37208		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **BRENTWOOD BOARDWALK**, a Tennessee general partnership (the "Grantor"), does hereby quitclaim and convey unto **KIMBRO BROTHERS EQUITIES**, a Tennessee general partnership (the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

This is improved property known as 8000 Brooks Chapel Road, Brentwood, Tennessee 37027.

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

Signature page follows

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 15th day of June, 2020.

BRENTWOOD BOARDWALK, a Tennessee general partnership

By: Ann D. Thornton
ANN D. THORNTON, Administrative General Partner and General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ANN D. THORNTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Administrative General Partner and General Partner of BRENTWOOD BOARDWALK, the within named bargainor, a Tennessee general partnership, and that she, as such Administrative General Partner and such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by herself as Administrative General Partner and as General Partner.

WITNESS my hand, at office, this 9th day of June, 2020.

NOTARY PUBLIC

ELIZABETH J. BARBOUR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires:
3/8/2021

Signature page continues

By: _____

J.B. BAKER, Administrative General
Partner and Agent for Martin Methodist College,
General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J.B. BAKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Administrative General Partner of BRENTWOOD BOARDWALK, the within named bargainor, a Tennessee general partnership, and Agent for Martin Methodist College, General Partner of Brentwood Boardwalk, and that he, as such Administrative General Partner and such Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Administrative General Partner and as Agent.

WITNESS my hand, at office, this 10th day of June, 2020.

_____
NOTARY PUBLIC

ELIZABETH J. BARBOUR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires:
3/8/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Lisa Bracey Fann
Affiant

Subscribed and sworn to before me
this 15th day of June, 2020.

Jennifer L Jung
Notary Public

My Commission Expires: 7/9/2022

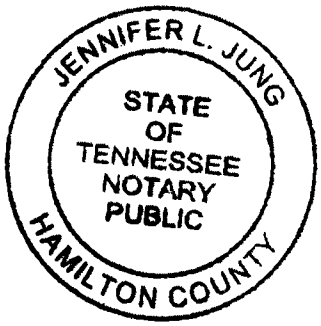


EXHIBIT A

Being a tract of land lying in Brentwood, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod at the intersection of the northerly right-of-way line of Brooks Chapel Road, and the easterly right-of-way line of Wilson Pike Circle;

Thence leaving the northerly right-of-way line of Brooks Chapel Road, with the easterly right-of-way line of Wilson Pike Circle, with a curve to the right, along an arc length of 134.25 feet, the central angle of which is 05 deg 52 min 18 sec, the radius of which is 1310.00 feet, the chord of which is North 01 deg 07 min 30 sec East, 134.19 feet to an existing iron rod; at a corner common with Lot A of Formosa & Hold Subdivision, as of record in Plat Book 4350, Page 198, at the Register's Office for Davidson County, Tennessee, also being the property of Tri Star Energy, LLC, Et Al, as of record in Instrument Number: 20180726-0073125, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Wilson Pike Circle, with the southerly property line of said Lot A, South 83 deg 24 min 50 sec East, 192.26 feet to an existing iron rod in the westerly right-of-way line of Interstate 65;

Thence with the westerly right-of-way line of Interstate 65, South 02 deg 50 min 52 sec West, 83.47 feet to an existing iron rod at the intersection with the northerly right-of-way line of Brooks Chapel Road;

Thence leaving the westerly right-of-way line of Interstate 65, with the northerly right-of-way line of Brooks Chapel Road, South 81 deg 22 min 27 sec West, 191.65 feet to the POINT OF BEGINNING. Containing 20,834 square feet or 0.478 acres more or less.

Being the same property conveyed to Brentwood Boardwalk, a Tennessee general partnership, by Quitclaim Deed from Brentwood Boardwalk, LLC, a Tennessee limited liability company, of record as Instrument No. 20020110-0004119, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, the undersigned, 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.

Jeremy H. Cherry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, for this state, Jeremy H. Cherry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public, State of Tennessee

My Commission Expires: 7/9/2022