5

SEND TAX BILLS TO NEW OWNER:

DUBE PROPERTIES, LLC
5251 Fairvt Blvd Suite 400
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 N Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 20-0733

Map & Parcel 086-00-0-209.00

Karen Johnson Davidson County
Batch# 422965 **DEEDQC**
06/22/2020 12:19:05 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200622-0066644

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, **DUBE AND DUBE PROPERTIES, LLC, a Tennessee limited liability company,** has this day bargained and sold and do hereby quitclaim and convey unto **DUBE PROPERTIES, LLC, a Tennessee limited liability company,** its successors and assigns, forever, all of its right, title, and interest in and to the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Being a tract of land located in the 11th Council District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete Right-of-Way monument, said point being the Southwest Right-of-Way intersection of Old Lebanon Dirt Road and Old Hickory Boulevard (SR-45) as shown on Sheet 6 of the TDOT Right-of-Way plans for Project Number 19402-2115-04;

Thence, with said Right-of-Way, NORTH 71 DEGREES 09 MINUTES 03 SECONDS EAST, 79.30 Feet to an old disturbed ½" iron rod;

Thence, SOUTH 65 DEGREES 12 MINUTES 29 SECONDS EAST, 228.88 Feet to an old 3/4" old iron rod, said point being a common corner with HAGER, LARRY E. & PATRICIA K. as recorded in Book 9743, PAGE 36 in the Register's Office of Davidson County, Tennessee;

Thence, leaving the Right-of-Way of Old Lebanon Dirt Road and with said Hagar's West line, SOUTH 14 DEGREES 48 MINUTES 19 SECONDS WEST, 431.71 Feet to an old 3/4" iron rod, said point defining the East Right-of-Way of said Old Hickory Boulevard;

Thence, NORTH 19 DEGREES 28 MINUTES 46 SECONDS WEST, 517.35 Feet to the point of beginning and containing 1.59 Acres more or less.

According to survey prepared by Paul G. Weatherford, TN-RLS 1941, dated November 25, 2015 and recertified January 25, 2020, designated as Job No. 20-1492.

Being the same property conveyed to **DUBE AND DUBE PROPERTIES, LLC, a Tennessee limited liability company,** by Warranty Deed from Edward Lee Payne, Jr., Carl Payne, Phyllis Payne Denny, Patricia Payne Wolfenbarger, and Deborah Grigg, Individually and as Executrix of the Estate of David Payne, dated January 28, 2020, and of record in Instrument Number 20200131-0011444, in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of 302 OLD LEBANON DIRT ROAD, HERMITAGE, TN 37076.

THIS CONVEYANCE is made subject to taxes, restrictions, easements, rights-of-way, and roadways, zoning and other matters as may affect the premises.

IN WITNESS WHEREOF, the undersigned have executed or caused this instrument to be executed by their duly authorized representative, this the 19th day of June, 2020.

DUBE AND DUBE PROPERTIES, LLC

BY: _____
SCOTT DUBE, President and Chief Manager

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SCOTT DUBE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **President and Chief Manager** of **DUBE AND DUBE PROPERTIES, LLC, a Tennessee limited liability company,** the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office, this 19th day of June, 2020.

_____
NOTARY PUBLIC

My commission expires: 10/30/2023

GREGORY S. GILL
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed to before me this 19th day of June, 2020.

NOTARY PUBLIC

My commission expires: 10/30/2023

