Karen Johnson Davidson County
Batch# 431133 DEEDQC
07/06/2020 12:15:52 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200706-0072331

RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson Putnam

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF April, 2020.

NOTARY PUBLIC

My commission expires: 4-18-22

MATTHEW J. MEANS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stonehorse Real Estate Holdings, LLC 157 Powers Rd Oakdale, TN 37829	Same as New Owner	053-12-0-202.00 & 053-12-0-203.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Cook Land Development, LLC, a Tennessee limited liability company, as to its 60% undivided interest,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company,** its successors and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

SEE "EXHIBIT A" ATTACHED HERETO

WITNESS OUR HAND, this 3 day of April, 2020.

Cook Land Development, LLC

BY:
ITS: Member

STATE OF TENNESSEE
COUNTY OF Putnam

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Richard Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Member for Cook Land Development, LLC, a Tennessee limited liability company, and that this instrument was executed on behalf of the said Cook Land Development, LLC for the purposes therein contained.

Witness my hand and official seal this 3 day of April, 2020.

Notary Public

My Commission Expires:
4-18-22

MATTHEW J. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

EXHIBIT A

TRACT 1:

Land in Davidson County, Tennessee, being the westerly 100 feet of Lot No. 22 of Section 2 on the Plan of Life and Casualty Company's Subdivision of Dabbs and Elliott Property, Known as Dupontonia of record in Plat Book 843, Page 56, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot 22 fronts 100 feet on the northerly side of Old Hickory Boulevard and runs back between parallel lines 525 feet to a dead line.

Included but specifically excluded is that portion of the property conveyed for right-of way for highway purposes to the State of Tennessee, by Agreed Order of record in Book 5164, Page 281, being described as follows: Being a part of Lot 22, Section 2, on the Plan of Life and Casualty Company's Subdivision, of record in Book 843, Page 56, Register's Office of Davidson County, Tennessee described as follows: Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast boundary of the Oliver N. McClung property; thence along the said boundary north 44 deg. 15' E. 5 feet, more or less, to a point; thence S 45 deg. 45' E. 100 feet, more or less, to a point; thence S 44 deg. 15' W. 5 feet more or less, to a point in the said northeast margin; thence along the said margin N 45 deg 45' W. 100 feet, more or less, to the point of beginning.

Being also known as 3400 Old Hickory Blvd, Old Hickory, Tennessee 37138.
(Map/Parcel 053-12-0-202.00)

TRACT 2:

Land in Davidson County, Tennessee, being the easterly 100 feet of the westerly 200 feet of Lot No. 22 of Section 2 on the Plan of Life and Casualty Company's Subdivision of Dabbs and Elliott Property, Known as Dupontonia of record in Plat Book 843, Page 56, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 22 fronts 100 feet on the northeasterly side of Old Hickory Boulevard and runs back between parallel lines 525 feet to a dead line.

Included but specifically excluded is that portion of the property conveyed for right-of way for highway purposes to the State of Tennessee, by Right-Of-Deed of record in Book 4968, Page 923, being described as follows: Being a part of Lot 22, Section 2, on the Plan of Life and Casualty Company's Subdivision, of record in Book 843, Page 56, Register's Office of Davidson County, Tennessee described as follows: Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast boundary of the Woodrow W. Massey property; thence along the said boundary north 44 deg. 15' E. 5 feet, more or less, to a point; thence S 45 deg. 45' E. 100 feet, more or less, to a point in the said margin; thence S 44 deg. 15' W. 5 feet more or less, to a point in the said northeast margin; thence along the said margin N 45 deg 45' W. 100 feet, more or less, to the point of beginning.

Being also known as 3402 Old Hickory Blvd, Old Hickory, Tennessee 37138.
(Map/Parcel 053-12-0-203.00)

Being a portion of the same property conveyed to James O. Oatsvall and wife, Jean Y. Oatsvall by Warranty Deed from Samco Partnership, composed of Ashok Munjal, Partner and Inam Munjal, Partner of record in Instrument No. 20040707-0080626 Register's Office for Davidson County, Tennessee, dated July 2, 2004 and recorded on July 7, 2004.

Being a portion of the same property conveyed to James Oatsvall and wife, Jean Oatsvall by Quitclaim Deed from Thomas Wendell Ethridge, Trustee, with full power to sell and convey without the joinder of a beneficiary of record in Instrument No. 20060824-0104659 Register's Office for Davidson County, Tennessee, dated August 18, 2006 and recorded on August 24, 2006.

Being a portion of the same property conveyed to James O. Oatsvall and Jean Y. Oatsvall, Co-Trustees of the Oatsvall Revocable Living Trust dated April 19, 2019, with full power to convey without the joinder of any beneficiary by Quitclaim Deed from James O. Oatsvall (also known as James Oatsvall) and wife, Jean Y. Oatsvall (also known as Jean Oatsvall) of record in Instrument No. 20190607-0054924 Register's Office for Davidson County, Tennessee, dated June 4, 2019 and recorded on June 7, 2019.

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC, a 40% undivided interest and Cook Land Development, LLC, a 60% undivided interest by Warranty Deed from James O. Oatsvall and Jean Y. Oatsvall, Co-Trustees of the Oatsvall Revocable Living Trust dated April 19, 2019, with full power to convey without the joinder of any beneficiary of record in Instrument No. 20200219-0018529 Register's Office for Davidson County, Tennessee, dated February 18, 2020 and recorded on February 19, 2020.