This Instrument Prepared by:
Law Office of Brad Scarbrough, PLC
5595 Franklin Road
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 447770 DEEDQC
07/31/2020 12:30:30 PM 4 pgs
Fees: $23.00 Taxes: $3,052.50
20200731-0084722

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map - Parcel Nos.
Scotland Springs, LLC 5595 Franklin Road Brentwood, TN 37027	Same as New Owner	160 / 13.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration given for this conveyance is $825,000.00.

Affiant

Subscribed and sworn to before me this 31 day of July, 2020.

Notary Public
My Commission Expires: 1/8/2024

HOLLY VILA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS that **PMT Properties, LLC ("Grantor"),** for and in consideration of Ten and no/100 Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and hereby remises, releases and forever quitclaims unto, **Scotland Springs, LLC ("Grantee"),** all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, which is described as follows, to wit:

SEE EXHIBIT A

This is property located at 5611 Franklin Pike, Brentwood, Tennessee 37027.

IN WITNESS WHEREOF, the undersigned has executed this quitclaim deed this 25th day of June, 2020.

PMT Properties, LLC

By: _____
John D. Pegram
Its: Managing Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Holly Vila, a Notary Public, John D. Pegram, the Managing Member of PMT Properties, LLC, with whom I am personally acquainted, and who acknowledged that he, as the Managing Member of PMT Properties, LLC, with full authority to do so on behalf of PMT Properties, LLC, executed this instrument for the purposes herein contained.

WITNESS my hand and official seal this 25 day of June, 2020.

Holly Vila
NOTARY PUBLIC

HOLLY VILA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/8/2024

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND IN THE CITY OF OAK HILL, DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PARCEL 13.00 ON DAVIDSON COUNTY TAX MAP NO. 160 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) ON THE WESTERLY RIGHT-OF-WAY LINE OF FRANKLIN ROAD (U.S. 31), AS WIDENED; SAID IRON ROD ALSO BEING SITUATED ON THE NORTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO CARL P. GARDNER, TRUSTEE AS OF RECORD IN INSTRUMENT NO. 20111115-0088996, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD FURTHERMORE BEING THE SOUTHEAST PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID FRANKLIN ROAD (U.S. 31) AND WITH THE NORTHERLY PROPERTY LINE OF SAID CARL R. GARDNER, TRUSTEE PROPERTY, NORTH 75 DEGREES 17 MINUTES 37 SECONDS WEST, 40.35 FEET TO A POINT; THENCE,
2. NORTH 75 DEGREES 48 MINUTES 08 SECONDS WEST, 88.56 FEET TO AN IRON ROD (FOUND) ON THE NORTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO TRI-STAR ENERGY, LLC AS OF RECORD IN INSTRUMENT NO. 20100219-0013039, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD ALSO LYING IN THE MOST EASTERLY LINE OF LOT NO. 1 AS SHOWN ON THE PLAN OF RESUBDIVISION PLAT, AAMP, LLC, LOTS 1-4 AS OF RECORD IN INSTRUMENT NO. 20101104-0088694, SAID REGISTER'S OFFICE; THENCE,
3. WITH THE MOST EASTERLY PROPERTY LINE OF SAID LOT NO. 1, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1639.99-FEET, A CENTRAL ANGLE OF 01 DEGREES 44 MINUTES 58 SECONDS, FOR AN ARC LENGTH OF 50.08 FEET TO AN IRON ROD (FOUND) IN THE SOUTHERLY PROPERTY LINE OF LOT NO. 2 AS SHOWN ON THE AFOREMENTIONED PLAN OF RESUBDIVISION PLAT, AAMP, LLC, LOTS 1-4; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 17 DEGREES 02 MINUTES 34 SECONDS EAST, 50.08 FEET; THENCE,
4. WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT NO. 2, IN PART, SOUTH 75 DEGREES 46 MINUTES 34 SECONDS EAST, 127.41 FEET TO AN IRON ROD (SET) ON THE WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED FRANKLIN ROAD (U.S. 31); THENCE,
5. IN A SOUTHERLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1487.39-FEET, A CENTRAL ANGLE OF 01 DEGREES 56 MINUTES 05 SECONDS, FOR AN ARC LENGTH OF 50.22 FEET TO THE POINT OF BEGINNING; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 19 MINUTES 34 SECONDS WEST, 50.22 FEET.

THE ABOVE-DESCRIBED TRACT CONTAINS 6,405 SQUARE FEET OR 0.147 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

Being the same property conveyed to Ribo, LLC from AAMP, GP, by Warranty Deed dated March 22, 2013, of record as instrument number 20130401-0031639 in the Davidson County Register of Deeds Office, and further being the same property conveyed by Trustee's Deed to PMT Properties, LLC from Michael B. Schwegler, Trustee, of record as instrument number 20161229-0136910 in the Davidson County Register of Deeds Office.

True Copy Certification

I, Yvette Meldrum, 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 Williamson
Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 4-20-2024

