QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 460288 DEEDQC
08/19/2020 02:13:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200819-0093571

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 THE 17th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charlotte Park, LLC	**NEW OWNER**	
(NAME)	(NAME)	
622 Rivergate Pkwy		**114-00-0-147.00**
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072-2336		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SiLa Developments, LLC** ("Grantor") has bargained and sold, and by these presents does transfer and convey unto **Charlotte Park, LLC**, ("Grantee") its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being a tract of land lying in the 8th District of Davidson County, Nashville, Tennessee, and being the northerly part of Lot 4 on the Map of John D. Brown's. Subdivision of 40.17 Acres, more or less, not of record. Bounded on the north by the southerly Right of Way (Right of Way) of Charlotte Pike (Highway 70, S.R. 24), on the east by the Islamic Center of Nashville as recorded in Inst. No. 201311140117605, Register's Office of Davidson County, Tennessee (RODC), on the south by the Metropolitan Government of Nashville and Davidson County (Gower Elementary School) as recorded in Book 7303, Page 778, (RODC) and on the west by Flynn Doyle & Stephen Volz, Trustees of the Charles H. Geny 2015 Irrevocable Trust as recorded in Inst. No. 201512300130960 (RODC). Tract being more particularly described as follows:

Point of Beginning being a found iron rod with "Dale and Assoc" cap lying on the southern ROW of said Charlotte Pike and being the northeast corner of said Flynn Doyle and Stephen Volz, Trustees of the Charles H. Geny 2015 Irrevocable Trust; thence with said ROW of Charlotte Pike for the following three calls: North 50 degrees 29 minutes 57 seconds East 69.66 feet to a set iron rod; thence North 39 degrees 30 minutes 08 seconds West 35.00 feet to a set iron rod; thence North 50 degrees 40 minutes 57 seconds East 198.23 feet to a set iron rod and being the Northwest corner of said Islamic Center of Nashville; thence leaving said ROW and with the common line of said Islamic Center of Nashville, South 13 degrees 32 minutes 42 seconds East 618.02 feet to a set iron rod and being the northeastern corner of said Metropolitan Government of Nashville and Davidson County; thence with the common line, South 76 degrees 27 minutes 18 seconds West 226.20 feet to a found 5/8" iron rod and being the southeast corner of said Flynn Doyle and Stephen Volz,Trustees of the Charles H. Geny 2015 Irrevocable Trust; thence with the common line, North 13 degrees 29 minutes 58 seconds West 469.87 feet to the point of beginning, according to a survey dated June 8, 2017 by Robert M. Searson, RLS No. 1666 of S and ME, Inc, Project Number 514717050.

Tract contains 125,197 square feet, or 2.87 acres. Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to SiLa Developments, LLC, by Warranty deed from John Benjamin Schaedle and Robert George Schaedle of record in Instrument No. 20200819-0093570 Register's Office Davidson County, Tennessee.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is unimproved property known as: 7341 Charlotte Pk, Nashville, TN 37209

Witness my hand this the 17th day of August, 2020.

SiLa Developments, LLC

Janak Patel
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANAK PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the MEMBER of SILA DEVELOPMENTS, LLC the within named bargainor, a limited liability company, and that as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of August, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023