(1)

Karen Johnson Davidson County
Batch# 461732 DEEDQC
08/21/2020 10:25:27 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200821-0094539

QUITCLAIM DEED

This instrument prepared by: Charles W. Kite, Attorney at Law, 9925 Tierra Verde Drive, Knoxville, Tennessee 37922

NOTED for taxation this

GRANTOR: James M. Downing and
Stanley McMinn, as
The Partners of FoxLynn Partners
And Individually
ADDRESS: 402 Ascot Court
Knoxville, TN 37923

18 day of August, 2020

MP_____ GP___ PAR_____
Property Assessor:

GRANTEE: James M. Downing and
Wife, Sue K. Downing,
ADDRESS: 245 Kestwick Drive W
Martinez, GA 30907
AND
GRANTEE: Stanley McMinn
ADDRESS: 402 Ascot Court
Knoxville, TN 37923

After recording return to
Concord Title
10690 Murdock Drive
Knoxville, TN 37932
File #: 20202100

The Grantee shown above is the person responsible for payment of real property taxes.

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $ -0- , which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Stanley R. McMinn
Affiant

Subscribed and sworn to before me this the 18 day of August 2020.

My commission expires: 10/10/2020

Notary or Register

NOTARY PUBLIC HELEN STORY KNOX COUNTY STATE OF TENNESSEE Comm. Exp. 10-10-2020

THIS INDENTURE made and entered into this 18 day of August 2020, by and between James M. Downing and Stanley McMinn, on behalf of FoxLynn Partners, and as the sole partners of FoxLynn Partners, a Tennessee General Partnership, and individually, known hereinafter as First Party, and James M. Downing and wife, Sue K. Downing, and Stanley McMinn, known hereinafter as Second Party;

WITNESSETH: That for and in consideration of ONE DOLLAR in hand paid,

the receipt of which is hereby acknowledged and other good and valuable consideration and further consideration of

The First Party does hereby **QUITCLAIM** all of their right, title and interest, as the General Partners, and all of the right, title and interests of FoxLynn Partners, a General Partnership, of fifty percent (50%)to James M. Downing and wife, Sue K. Downing, jointly, and of fifty percent (50%) to Stanley McMinn, being One Hundred percent (100%) of the interest in the below described real property, collectively said party of the Second Part, in the following described premises, to-wit:

SITUATE in Davidson County, Tennessee,

(SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED BY REFERENCE A IF FULLY SET FORTH HEREIN)

This is improved property known as 1023 Foxwood Road, Nashville, Tennessee 37215.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may effect the property and including, but not limited to, any and all matters of public record in the Office of the Register of Deeds of Davidson County, Tennessee.

and all the estate, right, title and interest of the Party of the First Part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein, the said premises unto the said parties of the second part, their heirs and assigns, forever.

PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY HEREIN DESCRIBED. PREPARER MAKES NO REPRESENTATION AS TO THE LEGAL DESCRIPTION. DESCRIPTION WAS TAKEN FROM A PRIOR DEED WITHOUT BENEFIT OF AN UPDATED SURVEY

(REMAINDER OF PAGE LEFT BLANK)

IN WITNESS WHEREOF, First Parties have hereunto set their hand, this the day and year first hereinabove written.

James M. Downing

Stanley McMinn

STATE OF GEORGIA)
COUNTY OF Columbia)

Before me, the undersigned authority, personally appeared the within named bargainor, James M. Downing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence)and who acknowledged that he executed the foregoing instrument, as an authorized partner of FoxLynn Partners and individually, as such partner, for the purposes therein contained.

WITNESS my hand and Official Seal at office in said State and County this the 13 day of August 2020.

NOTARY PUBLIC

My Commission Expires: 11-28-2022

JACKIE KRAUSE
NOTARY PUBLIC
Columbia County
State of Georgia
My Comm. Expires Nov. 28, 2022

STATE OF TENNESSEE)
COUNTY OF KNOX)

Before me, the undersigned authority, personally appeared the within named bargainor, Stanley McMinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence)and who acknowledged that he executed the foregoing instrument, as an authorized partner of FoxLynn Partners and individually, as such partner, for the purposes therein contained.

WITNESS my hand and Official Seal at office in said State and County this the 18 day of August 2020.

NOTARY PUBLIC

My Commission Expires: _____

MARY HELEN STORY
NOTARY PUBLIC
STATE OF TENNESSEE
KNOX COUNTY
10-10-2020

Exhibit A

1023 Foxwood Rd
Nashville, TN 37215
Tax ID#: 144-03-0-003.00

LAND LYING in Davidson County, Tennessee, more particularly described as follows:

Being the easterly part of Lot No. 25 and all of Lot No. 26 on the Plat of CHICKERING HILLS, SECTION ONE, as of record in Book 2331, Page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description and being more particularly described as follows:

BEGINNING on the westerly margin of Foxwood Road at the corner of Lots Nos. 11 and 26; thence with the line between Lots Nos. 11, 26 and 25 westwardly 208.3 feet to a point 99 feet west of the corner of Lots Nos. 25 and 26; thence southwardly 271.5 feet to the northerly margin of Lynnwood Boulevard; thence with same eastwardly 128 feet to the corner of Lots Nos. 25 and 26 and continuing with said boulevard 153.6 feet, in all 281.6 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northeastwardly 37.66 feet to the westerly margin of said Foxwood Road; thence with the same around a slight curve in a northerly direction 119.2 feet to a concrete monument; thence continuing with same northwardly 159.2 feet to a concrete monument; thence continuing with same around a slight curve northwardly 52.4 feet to the BEGINNING.

BEING the same property conveyed to FoxLynn Partners, LLC from James M. Downing and Sue K. Downing by Warranty Deed dated 8-21-2020 recorded as 20200821-0094540, in the Register's Office of Davidson County, Tennessee.

THE SOURCE of the above description is the same as the previous deed of record, no boundary survey having been made at the time of the conveyance.

SUBJECT TO all Restrictions, Covenants, Reservations, and Minimum Building Setback Lines and Ingress and Egress Easements and installation and maintenance of Utility and Drainage facilities as stated on recorded plat of record, if applicable, and all amendments thereto recorded, and further to any matter and/or condition which would be disclosed by a current and accurate survey or inspection of the property herein described.

SUBJECT TO all Notes, Matters, Restrictions, Agreements, Covenants, Easements, Setback Lines, Right-of-Ways and all other Conditions of record in the Register's Office for Davidson County, Tennessee.