Karen Johnson Davidson County
Batch# 478113 DEEDQC
09/17/2020 02:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200917-0106823

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger, Esq.** **Maynard, Cooper & Gale, P.C.** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn before me this 10th day of September, 2020. Notary Public My Commission Expires: 11-8-21

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners:	Send Tax Bills To:	Map and Parcel:
555 Expressway, LLC 1033 Demonbreun, Suite 600 Nashville, TN37203	New Owners	094-13-0-077.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CJ Expressway, LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby quitclaim, transfer and convey unto **555 Expressway Drive, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's twenty and 00/100 percent (20.00%) undivided interest in and to that certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved real property located at **555 Expressway Drive, Nashville, Tennessee 37210**.

* * *

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 6th day of July, 2017.

GRANTOR:

CJ Expressway, LLC,
a Tennessee limited liability company

By: _____
Crews Johnston, III, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Crews Johnston, III**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **Manager**, and that such person is authorized to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of September 2020.

_____
Notary Public

My Commission Expires: 11-8-21

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located at the terminus of Expressway Park Drive being bound on the North by Interstate 40, on the South by Mt. Ararat Cemetery, and being more particularly described as follows:

Beginning at an iron pin in the easterly margin of Expressway Park Drive at the southwest corner of herein described tract, said pin being the northwest corner of Mt. Ararat Cemetery:

Thence, with the easterly margin of Expressway Park Drive, N 34° 00' 00" E, 53.71 feet to a point;

Thence, with a curve concave to the west having a central angle of 57° 17' 30", a radius of 60.00 feet and a chord of N 07°15' 01" E, 57.53 feet for an arc length of 60.00 to a point;

Thence, with the east line of Lot 13B of Resubdivision of Lot 13, Expressway Commercial Park, of record in Plat Book 4060, Page 36, Register's Office for Davidson County, Tennessee, N 34° 00' 00" E, 448.07 feet to a point;

Thence, with the southerly margin of Interstate 40, S 67° 3 8' 42" E, 502.01 feet to a concrete highway monument;

Thence, continuing with said margin, S 55° 44' 04" E, 136.90 feet to an iron pin;

Thence leaving said margin, S 08° 30' 00" W, 155.74 feet to an iron pin;

Thence with National Christian Missionary Convention of record in Deed Book 5922, Page 422, Register's Office for Davidson County, Tennessee, N 65° 57' 20' W, 328.60 feet to a point;

Thence, S 29° 59' 20' W, 447.64 feet to a point;

Thence, N 57° 30' 22" W, 377.51 feet to the point of beginning, containing 271,717 square feet or 6.24 acres, more or less.

Being the same property conveyed to 555 Expressway Drive, LLC, a Tennessee limited liability company, with a sixty-three and 70/100 percent (63.70%) undivided interest, RL Expressway, LLC, a Tennessee limited liability company, a sixteen and 30/100 percent (16.30%) undivided interest, CJ Expressway, LLC a Tennessee limited liability company, a twenty and 00/100 percent (20.00%) undivided interest, as tenants in common, by Special Warranty Deed from CP Alabama, LLC, a Tennessee limited liability company, of record at Instrument No. 20170515-0047812, in the Register's Office of Davidson County, Tennessee.

I, Talbott P. Ottinger, 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.

Talbott P. Ottinger

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, TALBOTT P. OTTINGER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-3-2023

