THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** No Title Search was performed in the preparation of this Quitclaim Deed	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0. Affiant Subscribed and sworn to before me, this 22nd day of September 2020. Notary Public My Commission Expires: 01/17/21

Karen Johnson Davidson County
Batch# 484501 DEEDQC
09/28/2020 11:07:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200928-0111166

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Tax Information:
Elldee Properties LLC 328 Shady Creek Lane Nashville, TN 37211	New Owner	02615000200

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Manns Marine Holdings, LLC** (hereinafter referred to as the "Grantors") does hereby quitclaim, transfer and convey to, **Elldee Properties LLC, a Tennessee limited liability company,** (hereinafter referred to as the "Grantees") its heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Beginning at an iron pin set on the Northwesterly right-of-way line of Marsha Drive, (a 50 foot road), said pin situated 628 feet West of the Southerly end of the Southwesterly return curve at the intersection of Marsha Drive and Northside Drive, as measured along the Northwesterly right-of-way line of Marsha Drive; thence, with the Northwesterly right-of-way line of Marsha Drive, South 34 deg. 32 min. 00 sec. West 271.50 feet to an iron pin set; thence, with said road, 54.26 feet along the arc of a curve to the right that has a radius of 950.00 feet to an iron pin set in the Easterly line of Lot 1 as shown on the plan entitled 'Churchill Crossing" as of record in Plat Book 7900, page 25, Register's Office for Davidson County, Tennessee, said curve has a chord bearing and distance of South 36 deg. 10 min. 10 sec. West 54.248 feet; thence, with the Easterly line of said Lot 1, North 49 deg. 31 min. 04 sec. West 18.61 feet to an existing iron pin; thence, continuing with said Easterly line, North 41 deg. 38 min. 44 sec. West 274.80 feet to an existing concrete monument at the Southeast corner of Lot 2 as shown on the plan entitled "Revised Rivergate Marketplace" as of record in Plat Book 6250, page 514, Register's Office for Davidson County, Tennessee, and the Southwest corner Bruno's Inc. property as recorded in Deed Book 6967, page 929 and Book 7012, page 243, Register's Office for Davidson County, Tennessee; thence, with the Southeasterly line of Bruno's Inc., North 45 deg. 34 min. 35 sec. East 299.30 feet to an iron pin set; thence, with the Southwesterly line of the J.L. Newman, et ux, property as recorded in Deed Book 3308, page 340, Register's Office for Davidson County, Tennessee, South 46 deg. 39 min. 00 sec. East 232.32 feet to the point of beginning and containing 1.879 acres according to a survey dated July 25, 1994 and prepared by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee.

Being the same property conveyed to Manns Marine Holdings, LLC by Warranty deed from Elizabeth Ann Tidwell, married, of record in Instrument Number 20200821-0094826, Register's Office for Davidson County, Tennessee, dated August 21, 2020 and recorded on August 21, 2020.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. However, this conveyance is made without the benefit of a title search.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of September, 2020.

Manns Marine Holdings LLC

BY: _____
Stephen T. Manns, Member

BY: _____
Matthew T. Manns, Member

BY: _____
Michael D. Manns, Member

STATE OF West Virginia
COUNTY OF Cabell)

Before me, the undersigned, of the State and County aforesaid, personally appeared Stephen T. Manns, Matthew T. Manns, and Michael D. Manns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be all of the Members of Manns Marine Holdings LLC, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in their above-stated capacity.

WITNESS my hand and official seal, this 17th day of September, 2020.

_____
Notary Public

My Commission Expires:

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Faith I. Minihan
BesTitle Agency, Inc.
1426 Sixth Avenue, Suite 201
Huntington, WV 25701
My commission expires January 17, 2022