Karen Johnson Davidson County
Batch# 516691 DEEDQC
11/13/2020 02:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201113-0134458

3rd

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
BSM Burkitt, LLC 3011 Armory Drive, Ste. 120 Nashville, TN 37204-3721	Map 186, Parcel 14	New Owner
This instrument prepared by: Bradley Arant Boult Cummings, LLP (JTT) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MAGNOLIA PROPERTIES**, a Tennessee general partnership (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to **BSM Burkitt, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, if any, in and to certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is unimproved property located at the intersection of Nolensville Road and Burkitt Road, Nashville, Davidson County, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

MILADY HEUGAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 3, 2023

Subscribed and sworn to before me this 12th day of November, 2020.

Notary Public
My Commission Expires: 7-3-2023

222005-401001

4847-4087-0609.1

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 13 day of November, 2020.

GRANTOR:

MAGNOLIA PROPERTIES,
a Tennessee general partnership

By: _____
Kamel Daouk, Managing Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kamel Daouk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the Managing Partner of **MAGNOLIA PARTNERS**, the within bargainor, a Tennessee general partnership, and that Kamel Daouk as such Managing Partner, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Managing Partner.

Witness my hand and seal, at office in the City of Nashville, County of Davidson, State of Tennessee, this the 11th day of November, 2020.

Keith S. Brewer
NOTARY PUBLIC

My Commission Expires: 03/08/2021

KEITH S. BREWER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
MARCH 08, 2021

Exhibit A

Description of Property

BEGINNING at an iron rod situated at the intersection of the easterly margin of Nolensville Road (70 feet, more or less) and the southerly margin of Burkitt Road (50 feet, more or less); thence leaving the said margin of Nolensville Road and with the said southerly margin of Burkitt Road, North 87 deg 58 min 05 sec East, 352.05 feet to an iron rod; said iron rod being the most northwesterly corner of the Burkitt Commons Phase 4, as of record in Instrument No. 20200617-0063022, at the Register's Office for Davidson County, Tennessee; thence leaving the said margin of Burkitt Road and along the boundary line of Burkitt Commons Phase 4, South 23 deg 18 min 01 sec East, 171.89 feet to an iron rod set; thence South 68 deg 22 min 17 sec West 259.46 feet to an iron rod set situated in the aforementioned margin of Nolensville Road; thence, leaving the boundary line of Burkitt Commons Phase 4, and along the said margin of Nolensville Road, North 36 deg 32 min 38 sec West, 300.00 feet to the point of beginning, and containing (65,804 square feet, 1.51 acres more or less).

Being the same property conveyed to MAGNOLIA PROPERTIES by deed from JACK HOWARD SELLS, and wife, BETTY ANN SELLS, as to a fifty (50%) percent undivided interest, and PEGGY O'NEIL SELLS, a single person, as to a fifty (50%) percent undivided interest, of record as Instrument No. 20060330-0036280, dated March 29, 2006 and recorded on March 30, 2006, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

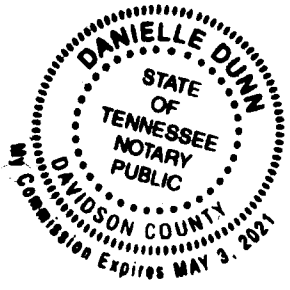
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731

202011130134458