Box 36
4

Karen Johnson Davidson County
Batch# 517084 DEEDQC
11/16/2020 01:45:10 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20201116-0135006

THIS INSTRUMENT PREPARED BY:
Catherine H. Gwyn
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

CATHERINE H GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Charles K. Jones
AFFIANT

Subscribed and sworn to before me, this 10th day of November, 2020.

Catherine H. Gwyn
Notary Public

My Commission Expires: 5.7.2024

QUITCLAIM DEED TO COMBINE TAX PARCELS

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Due West Towers LLC c/o Lynn Golden 483 Grand Oaks Drive Brentwood, TN 37027	New Owner	051-06-0-013.00 051-06-0-055.00 p/o 051-06-0-056.00

This conveyance is being made for the express purpose of combining Davidson County Map 051-06, Parcels 13.00, 55.00 and the acreage of Parcel 56.00 remaining after the conveyance recorded immediately prior to this conveyance in Instrument No. 20201116-0135005, Register's Office for Davidson County, Tennessee, into a single tax parcel.

WHEREAS, **DUE WEST TOWERS LLC**, a Tennessee limited liability company, is the owner in fee simple of the real property described in Exhibit "A" hereto, being part of the same property conveyed to Due West Towers LLC, a Tennessee limited liability company, by deed from Institute In Basic Life Principles, Inc., an Illinois not-for-profit corporation, dated June 6, 2016 of record in Instrument No. 20160608-0058131, Register's Office for Davidson County, Tennessee; and

WHEREAS, the property described in Exhibit "A" hereto is comprised of Davidson County Map 051-06, Parcels 13.00, 55.00 and part of 56.00; and

WHEREAS, **DUE WEST TOWERS LLC**, as owner of said property, now wishes to combine the aforementioned Davidson County tax parcels into a single tax parcel.

NOW, THEREFORE, 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, and for the express purpose of combining Davidson County Map 051-06, Parcels 13.00, 55.00 and the acreage of Parcel 56.00 remaining after the conveyance recorded immediately prior to this conveyance in Instrument No. 20201116-0135005, Register's Office for Davidson County, Tennessee, into a single tax parcel, **DUE WEST TOWERS LLC**, a Tennessee limited liability company, does hereby quitclaim, transfer and convey unto **WESLEY D. TURNER, TRUSTEE**, her/his successors and assigns, all right, title and interest in and to the following described real property comprised of Davidson County Map 051-06, Parcels 13.00, 55.00 and part of 56.00:

ALL THAT TRACT OR PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

And now, I the said **WESLEY D. TURNER, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim unto **DUE WEST TOWERS LLC**, a Tennessee limited liability company, its successors and assigns, all right, title and interest in and to the same property described in Exhibit "A", to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Parcel 13 on Davidson County Tax Map 051-06 is improved property located at 612 Due West Avenue, Madison, Tennessee 37115. Parcel 55 on Davidson County Tax Map 051-06 is improved property located at 610 Due West Avenue, Madison, Tennessee 37115. The remaining portion of Parcel 56 on Davidson County Tax Map 051-06 is improved property located at 1022 S. Graycroft Avenue, Madison, Tennessee 37115.

Whenever used, the singular number 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 10th day of November, 2020.

DUE WEST TOWERS LLC,
a Tennessee limited liability company

BY: Charles R. Jones
Charles R. Jones, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES R. JONES**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 10th day of November, 2020 .

Catherine H. Gwyn
Notary Public

My Commission Expires: 5-7-2024

CATHERINE H GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

823432.2/020200578

IN WITNESS WHEREOF, the Trustee has executed this instrument on this 10th day of November, 2020.

WESLEY D. TURNER, as TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WESLEY D. TURNER, TRUSTEE**, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of November, 2020.

Notary Public

My Commission Expires: 10-17-2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

823432.2/020200578

EXHIBIT A

A tract of land in the 11th District, Davidson County, Tennessee. Tract being bounded on the north and west by Due West Towers, LLC as recorded in Instrument Number 201606080058131, Register's Office Davidson County, Tennessee (RODC), on the south by the northern Right of Way (ROW) of West Due West Avenue, on the east by the western ROW of South Graycroft Avenue, on the north by the Christine Nilan tracts as recorded in Instrument Number and on the north, south and east by the Dwight Moore tract as recorded in Instrument Number 201505180045652, RODC. Tract being described as follows:

Point of Beginning being an iron rod old at the intersection of ROW of West Due West Avenue and South Graycroft Avenue; thence with the northern ROW of West Due West Avenue North 81°53'38" West a distance of 1052.26' to a point; thence with a new line North 06°09'55" East a distance of 813.89' to a point; thence South 82°15'15" East a distance of 132.46' to a point; thence North 07°32'18" East a distance of 274.26' to a point; thence South 82°27'42" East a distance of 281.52' to a point; thence South 58°43'47" East a distance of 53.19' to a point; thence North 31°16'13" East a distance of 20.81' to a point; thence South 58°43'47" East a distance of 190.83' to an iron rod old; thence with the common line of the said Christine Nilan Tracts South 82°23'33" East a distance of 149.90' to a point; thence South 82°20'32" East a distance of 304.09' to an iron rod old; thence with the eastern ROW of South Graycroft Avenue South 07°31'22" West a distance of 134.93' to an iron rod old; thence with the common line of the said Dwight Moore tract North 82°16'20" West a distance of 307.27' to an iron rod old; thence South 08°45'16" West a distance of 134.12' to an iron rod old; thence South 82°07'49" East a distance of 310.15' to an iron rod old; thence with the eastern ROW of South Graycroft Avenue South 07°31'23" West a distance of 720.14' to an iron rod old; thence with a curve turning to the right with an arc length of 44.24', with a radius of 27.96',with a chord bearing of South 52°51'33" West, with a chord length of 39.77' to the point of beginning,

Having an area of 1,072,046 square feet, and 24.61 acres, more or less.

Legal Description provided from a survey dated September 22, 2020 by Stivers Land Surveying, RLS 2219.

Included in the above described tract but specifically excluded herefrom is that parcel of land identified as Map 051-06 Parcel 010.00 on the Tax Assessor's Map for Davidson County, Tennessee, fronting approximately 194.75 feet on S. Graycroft Avenue and extending westerwardly along the northerly line a distance of approximately 314.26 feet and westwardly along the southerly line a distance of approximately 320.03 feet to a line in the rear measuring approximately 195.05 feet.

Also included in the above described tract but specifically excluded herefrom is that parcel of land identified as Map 051-06 Parcel 011.00 on the Tax Assessor's Map for Davidson County, Tennessee, fronting approximately 136.85 feet on S. Graycroft Avenue and extending westerwardly along the northerly line a distance of approximately 320.03 feet and westwardly along the southerly line a distance of approximately 323.24 feet to a line in the rear measuring approximately 134.78 feet.

Being part of the same property conveyed to Due West Towers LLC, a Tennessee limited liability company, by deed from Institute In Basic Life Principles, Inc., an Illinois not-for-profit corporation, dated June 6, 2016 of record in Instrument No. 20160608-0058131, Register's Office for Davidson County, Tennessee.