QUITCLAIM DEED

STATE OF TENNESSEE COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

D B Hill
Affiant

This deed was prepared based solely upon information supplied by the Grantors, and without the benefit of a title search.

Subscribed and sworn to me on November 13, 2020.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 519390 DEEDQC
11/20/2020 09:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201120-0136663

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
NASHVILLAGE, LLC 2022 Fawns Creek Crossing Mount Juliet, TN 37122	Same	Part of : Map 104-01 Parcels 327 & 328

KNOW ALL MEN BY THESE PRESENTS that NASHVILLAGE, LLC, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto NASHVILLAGE, LLC, hereinafter called **"GRANTEE,"** its successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Legal Description lot 93

Land situated in the 24th Council District of Davidson County, Tennessee, being all of 93, on the plan of West End Park Terrace of record in plat book 547, page 36, in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), and being more particular described as follows;

Commencing at the approximate centerline intersection of Park Circle and McAdoo Avenue, thence in a Westerly direction 238.7+/- feet to an 5/8" Iron set with a pink cap, by Dale and Associates, on the southerly right of way of McAdoo Avenue, at approximate Tennessee state plane coordinate of N:660,815.95, E:1,725,340.25, at the northwest property corner of Tax Map 104-01-0-k Parcel 900, being lots 92 & 91, also being the northeast corner of the subject property, and the point of beginning of herein described land.

thence leaving said margin, South 25°06'58" West, a distance of 109.77 feet to an iron rod found, set by Tennessee RLS # 1838, a point on the northerly line of Lot 80, on the plan of West End Park Terrace;

thence with the northerly line of lots 80 & 81 on the plan of West End Park Terrace, with a curve turning to the right with an arc length of 24.96 feet, with a radius of 825.00 feet, with a chord bearing of North 60°07'16" West, with a chord length of 24.96 feet to a point at the southeast corner of lot 94;

thence with said line, North 25°03'08" East, a distance of 107.33 feet to a point on the southerly margin of McAdoo Avenue;

thence with said margin, with a curve turning to the left with an arc length of 25.00 feet, with a radius of 700.00 feet, with a chord bearing of South 65°44'05" East, with a chord length of 25.00 feet to the point of beginning of herein described land, having an area of 2706.52 square feet or 0.06 acres more or less;

This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on November 10, 2020, and is based on survey work conducted by Dale and Associates on June 3, 2020 under project number 20056;

Being part of the same property conveyed to NASHVILLAGE, LLC, from CSX Transportation, Inc., by Quitclaim Deed, dated August 8, 2020, of record in instrument number 202008070088264, R.O.D.C., TN.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on November 13, 2020.

NASHVILLAGE, LLC

By: _____
Taner Togac

Its: Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Taner Togac, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Agent of NASHVILLAGE, LLC, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing for NASHVILLAGE, LLC by himself as Authorized Agent.

WITNESS MY HAND AND OFFICIAL SEAL, this the 13th day of November, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 11-8-2021



Certificate of Authenticity

I, John Cobb Rochford, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY