THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

Karen Johnson Davidson County
Batch# 520509 DEEDQC
11/23/2020 03:24:53 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201123-0137503

# QUITCLAIM DEED

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | PARCEL ID NUMBERS: |
|---|---|---|
| LaGasse Commercial Investments, LLC<br>160 Athens Way<br>Nashville, TN 37228 | SAME | 09216010000<br>17100015000 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is One Dollar ($1.00).

Randolph Marc LaGasse
RANDOLPH MARC LAGASSE

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly, III, by RANDOLPH MARC LAGASSE this 22nd day of November, 2020.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. SEPT. 7, 2021

Notary Public
My Commission Expires: 9/7/21

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, RANDOLPH MARC LAGASSE and JANICE McKEEHAN LAGASSE, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto LAGASSE COMMERCIAL INVESTMENTS, LLC, a Tennessee limited liability company, its successors and assigns, ("GRANTEE"), all of GRANTORS' right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** our hands this 22 day of November, 2020.

RANDOLPH MARC LAGASSE

JANICE McKEEHAN LAGASSE

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, RANDOLPH MARC LAGASSE and JANICE McKEEHAN LAGASSE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, this 22nd day of November, 2020.

NOTARY PUBLIC

My Commission Expires:

9/7/21

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. SEPT. 7, 2021

This Quitclaim Deed was executed in compliance with Executive Order No.66 by Tennessee Governor Bill Lee, dated October 28, 2020.

**EXHIBIT A**

Parcel: 09216010000

A tract or parcel of Land located in Nashville, Tennessee, and being a part of Lot No. 151 on the Map of the Boyd Home Tract, of Record Book 21, Page 39, Register's Office for Davidson County, Tennessee, and being further described according to an ALTA As-Built Survey by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated June 16, 2013, as follows:

Beginning at the southeast corner of this tract of this tract at the intersection of the right-of-way of West End Avenue and the right-of-way of 19th Avenue North; Thence with the right-of-way of West End Avenue, South 59° 15'00" West, a distance of 150.00 feet to a point at the southwest corner of this tract;

Thence, North 30° 45' 00" West, a distance of 150.00 feet to a point at the northeast corner of this tract;

Thence, North 59° 15' 00" east, a distance of 150.00 feet to a point in the southerly right-of-way of 19th Avenue North, the northeast corner of this tract;

Thence, with the right-of-way of 19th Avenue North, South 30° 45' 00" East, a distance 150.00 feet to the point of beginning.

Being the same property conveyed to Randolph M. LaGasse and wife Janice M. LaGasse by deed of record in instrument number 20130830-0091930, R.O.D.C.

This improved property is known as 1904 West End Avenue, Nashville, Tennessee 37203.

Parcel 17100015000

A tract of land in the First Civil District of Davidson County and the Fifteenth Civil District of Williamson County, Tennessee, being Lot No. 6 of a Resubdivision of Tract Two Maryland Farms East Park, as of record in book 5200, page 660, Register's Office for Davidson County, Tennessee and in Plat Book 20, page 2, Register's Office for Williamson County, Tennessee, and also shown as a portion of Tract No. Two on and the Plan of Maryland Farms East Park, of record in Plat Book 8, page 107, Register's Office for Williamson County, Tennessee, and being more particularly described as follows:

Beginning in Davidson County at a point in the southerly margin of Old Hickory Boulevard, as widened, said point being 90' southwest of the original centerline of Old Hickory Boulevard and S 88° 19' 23" E, 45.6 feet from the centerline extended of South Hillview Drive; thence with said widened road margin, of record in Plat Book 5200, page 480, Register's Office for Davidson County, Tennessee, S 88° 19' 23" E, 267.05 feet to a point; thence leaving said margin of road, S 3 deg. 31 min. 18" W, crossing the Davidson-Williamson County Line into Williamson County at 213.73 feet and continuing on, in all 364.38 feet to a point; thence N 86° 28' 42" W, 195.00 feet to a point in the easterly margin of proposed East Park Drive; thence with said easterly margin of proposed East Park Drive, N 3° 31' 18" E, 23.71 feet to a point; northwesterly with a curve to the left crossing the Davidson-Williamson County Line into Davidson County at 130.02 feet and continuing on, in all 210.02 feet to a point, said curve having a central angle of 25° 25' 22" and a radius of 473.32' N21° 54' 04" W, 50.00 feet to a point; northwesterly with a curve to the right, 70.07 feet to a point, said curve having a central angle of 19° 09' 24" and a radius of 209.57'; northeasterly with a curve to the right 24.72 feet to the point of beginning, said curve having a central angle of 94° 25' 17" and a radius of 15.00 feet.

Containing 1.901 acres, more or less, being divided as follows: 1.206 acres, more or less, in Davidson County, and 0.695 acre more or less in Williamson County.

Being the same property conveyed to Randolph M. LaGasse and Janice M. LaGasse by deed of record in Book 9395, page 164, R.O.D.C. and in Book 1210, page 578, R.O.W.C.

This is improved property known as 100 East Park Drive.