Karen Johnson Davidson County
Batch# 521864 DEEDQC
11/30/2020 07:52:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201130-0138641

THIS INSTRUMENT PREPARED BY:
Ortale Kelley Law Firm (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201

The actual consideration or value, whichever is greater for this transfer is $0.00.

QUITCLAIM DEED FOR SEPARATING LOTS INTO THREE MAP AND PARCEL NUMBERS

THIS QUITCLAIM DEED is made this the 20th day of November, 2020, by **VULFPECK, GP**, a Tennessee general partnership (hereinafter referred to as **"Grantor"**) and **VULPECK, GP**, a Tennessee general partnership (hereinafter referred to as **"Grantee"**) for themselves, and their successors, successors-in-title, and assigns.

WHEREAS, Grantor is the owner of certain real property by Warranty Deed, of record as Instrument No. 202011300138639 in the Register's Office for Davidson County, Tennessee (the **"Warranty Deed"**); said tracts being more particularly described in said Warranty Deed, and on Exhibit A attached hereto (the **"Property"**); and

WHEREAS, the Property described in said Warranty Deed has been assigned one Map and Parcel Number, specifically, Map and Parcel 13302027300; and

WHEREAS, the parties desire to split the Map and Parcel Number assigned to the Property such that three Map and Parcel Numbers shall be assigned to said Property.

NOW THEREFORE, the parties agree as follows:

1. The three parcels of Property described in said Warranty Deed and on Exhibit A hereto shall be split such that said Properties shall be assigned three separate Map and Parcel Numbers.

2. Except for the aforementioned splitting of parcels into three Map and Parcel Numbers, there shall be no conveyance or other action taken with respect to the Property.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the day and year first above written.

GRANTOR:

VULFPECK, GP
A Tennessee general partnership

By: _____
Steven D. Emery, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared Steven D. Emery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of Vulfpeck, GP, a Tennessee general partnership, the Grantor herein, and that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership as its General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of November, 2020.

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

_____
Notary Public
My commission expires: 7/9/2022

GRANTEE:

VULFPECK, GP
a Tennessee general partnership

By: _____
Steven D. Emery, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared Steven D. Emery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of Vulfpeck, GP, a Tennessee general partnership, the Grantor herein, and that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership as its General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 20 day of November, 2020.

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

_____
Notary Public
My commission expires: 9/9/2022

EXHIBIT A

Legal Description of Property

LAND in Davidson County, Tennessee, Being Lot Not 3, 4 and 5 on the Plan of the Subdivision of Part of Lot 50 and all of Lots Nos. 51 and 52 of Nolen Heights, as of record in Book 332, Page 162, Register's Office for Davidson County, Tennessee.

INCLUDED THEREIN BUT EXCLUDED therefrom the following land to which plat reference is hereby made for a more complete and accurate legal description.

A strip or parcel of land in the 30th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot Nos. 3, 4 and 5, on the Plan of the Subdivision of Part of Lot No. 51 and all of Lots Nos. 51 and 52, Nolen Heights, as of record in Book 332, Page 162, Register's Office for said County and described as follows:

Said strip or parcel of land fronts 178.6 feet on the present Southerly margin of Antioch Pike and runs back between parallel lines South 2 degrees 43 minutes West 20.73 feet with the line between Lot Nos. 2 and 3 on said Plan and South 2 degrees 43 minutes West 25.30 feet with the Westerly margin of an alley to points on the new relocated Southerly margin of Antioch Pike on which it measures 178.69 feet thereon, being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Deed from Rosie Corlew of record in Book 4340, Page 555, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vulpeck, GP by Special Warranty deed from Park G. Jarrett, III, of record on _____ as Instrument No. 202011300138639_____ Register's Office for Davidson County, Tennessee.

Being also known as 239 Antioch Pike Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, the undersigned, 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.

Jeremy H. Cherry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, for this state, Jeremy H. Cherry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public, State of Tennessee

My Commission Expires: 7/9/2022