Karen Johnson Davidson County
Batch# 542944 DEEDQC
12/28/2020 04:01:07 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20201228-0153794

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Benton G. McKnight and Michael A. Russell 215 Burnt Leaf Lane Brentwood, TN 37027	(same)	See Exhibit A

This instrument prepared by: Waller Lansden Dortch & Davis, LLP, Richard A. Johnson, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this the 28th day of December, 2020.

AMELIA W. WORKMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

NOTARY PUBLIC
My Commission Expires: 9-2-2024

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, R & M Properties, a Tennessee general partnership composed of Benton G. McKnight and Michael A. Russell (the "Grantor"), by its presents, does hereby quitclaim and convey all its right, title and interest to Benton G. McKnight, as to an undivided 50% interest, and Michael A. Russell, as to an undivided 50% interest (the "Grantees"), their heirs and assigns, the following described tracts or parcels of land, in Davidson County, Tennessee, to wit:

(See Exhibit A attached hereto and incorporated herein for complete Legal Descriptions)

IN WITNESS WHEREOF, Grantor has executed this instrument this the 28th day of December, 2020.

R & M PROPERTIES, a Tennessee general partnership

By: _____
Benton G. McKnight, Partner

By: _____
Michael A. Russell, Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Benton G. McKnight and Michael A. Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be Partners of R & M Properties, the within named bargainor, a Tennessee general partnership, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by themselves as Partners.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of December, 2020.

_____
NOTARY PUBLIC

AMELIA W. WORKMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

My Commission Expires: 9-2-2024

EXHIBIT A
LEGAL DESCRIPTIONS

Map 94; Parcels 177 and 175
Land in Davidson County, Tennessee, being Lot Nos. 2 and 3 of the Re-subdivision of River Hills Industrial Park, Section 24, 26 and 27 of record as Instrument No. 20040628-0076355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to R & M Properties, a Tennessee general partnership, by deed from Riverhills Partners, a Tennessee general partnership, of record as Instrument No. 20131218-0127961, said Register's Office.

This is improved property known as 207 and 209 River Hills Drive, Nashville, Tennessee 37210.

Map 118-16; Parcels 74 and 75
Being a tract of land located on the southerly side of Norris Avenue and on the westerly side of Armory Drive in the 16th Councilmanic District of Metropolitan Nashville and Davidson County Tennessee, and also being known as Lots 55 and 56 of the Plan of Sidco, Section Three of record in Plat Book 2663, Page 41 R.O.D.C., TN., and being more particularly described as follows:

Beginning at an iron pin located on the southerly right of way margin of Norris Avenue (60' R.O.W.) North 87°20'00" West 210.19' from its intersection with the westerly right of way margin of Armory Drive (45' R.O.W.) said iron pin marks the common corner of Lots 54 and 55 of the aforementioned plan of Sidco and the northeasterly corner of the Robert P. Maynard property of record in Deed Book 10770, Page 219 R.O.D.C., TN.;

Thence, following the southerly right of way margin of Norris Avenue South 87°20'00" East, 159.93' to an iron pin;

Thence, following a curve to the right having a radius of 49.97', a central angle of 90°20'02", an arc distance of 78.78' and a chord of South 42°09'59" East, 70.87' to an iron pin located on the westerly right of way margin of Armory Drive;

Thence, following the westerly right of way margin of Armory Drive South 03°00'02" West, 566.75' to an iron pin marking the northeasterly corner of the Cordia W. Harrington property of record in Inst. No. 200203140032662 R.O.D.C., TN.;

Thence, leaving Armory Drive and following the northerly boundary of said Harrington property a curve to the left having a radius of 577.43', a central angle of 27°50'55", an arc distance of 280.68' and a chord of North 46°11'58" West, 277.93 feet to an iron pin marking the southeasterly property corner of the Robert P. Maynard property of record in Deed Book 10770, Page 219 R.O.D.C., TN.;

Thence, following the easterly boundary of said Maynard property north 03°01'39" east, 434.18' to the point of beginning.

Being the same property conveyed to R&M Properties, a Tennessee general partnership composed of Benton G. McKnight and Michael A. Russell, by deed from McNally Partnership, a Tennessee general partnership, of record as Instrument No. 20080825-0087212, said Register's Office.

This is improved property known as 2965 and 2969 Armory Drive, Nashville, Tennessee 37204.

Map 106-9; Parcel 17
Land in Davidson County, Tennessee, beginning at a point on the northerly margin of Woodycrest Avenue and the southeasterly corner of the Elam property, as of record in Book 7283, page 539, Register's Office, Davidson County, Tennessee and being more particularly described as follows: (1) Thence N 01 deg. 54' 45" E, 150.00 feet to an iron pin; (2) Thence S 89 deg. 04' 24" E, 234.47 feet to an iron pin; (3) Thence with a curve to the right, having a central angle of 19 deg. 11' 40", a radius of 786.60 and an arc length of 263.52 feet to an iron pin; (4) Thence N 89 deg. 04' 24" W, 21.87 feet to the point of beginning, containing 0.49 acres or 21,150.51 square feet, according to survey of Phillip E. Holmes, Jr., RLS# 1728, dated May 31, 2001.

Being the same property conveyed to R & M Properties, a Tennessee general partnership composed of Michael A. Russell and Ben McKnight, by deed from J. Campbell Jenkins, of record as Instrument No. 20010814-0087475, said Register's Office.

This is improved property known as 1137 Polk Avenue, Nashville, Tennessee 37210.

Map 118-16; Parcel 63
Land in Davidson County, Tennessee, being Lot No. 163 and southerly half of Lot No. 162 on the Plan of Sidco Subdivision, Section III, of record in Book 2663, page 41, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to R & M Properties, a Tennessee general partnership, by deed from Betcam, a Tennessee partnership composed of R. Steven Butler, Myra J. Evans, Charles W. Thompson, Marshall A. Carter and John T. Miller, of record as Instrument No. 20020819-0099939, said Register's Office.

This is improved property known as 2925 Armory Drive, Nashville, Tennessee 37204.

Map 106-11; Parcel 24
Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 18 on Plat of Section 4, Interstate Park South, of record in Book 4460, page 199, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to R & M Properties, a Tennessee general partnership composed of Michael A. Russell and Benton G. McKnight, by deed from Vadis Larrabee Pierce, Executrix of the Estate of Don F. Pierce, deceased, of record as Instrument No. 20050609-0066221, said Register's Office.

This is improved property known as 302 Hill Avenue, Nashville, Tennessee 37210.

Map 106-10; Parcel 14
Land in Davidson County, Tennessee being parcel number 2 on the re-subdivision of Sain Industrial Park, lot number 1 as appearing on a plat of record in Book 5210, page 328 in the Register's Office for Davidson County, Tennessee. Being more particularly described as follows:

Beginning at the westerly margin of Blanton Avenue, said point being a common front corner with parcel number 1 on said plan and running along the westerly margin of Blanton Avenue in a southerly direction South 19°29'01" west, a distance of 228.44 feet to a concrete monument; thence continuing through said monument around a curve to the left with a radius of 207.300 feet a tangent of 227.94 feet, a distance of 127.03 feet to a point, said point being a common corner with certain real property appearing in Sain Industrial Park Book 5200, page 136 bearing map and parcel number 106-10-12; thence running along the common boundary of said tract South 88°45'16" west, a distance of 215.38 feet to a point; thence running along the common boundary with The Home Beneficial Corporation property, North 19°39'29" east, a distance of 378.00 feet to a point, said point being a common rear corner with parcel number one on said plan; thence running along the common boundary of said parcel one South 70°30'59" east, a distance of 186.87 feet to the westerly margin of Blanton Avenue, being the point of beginning containing 64,521 sq. ft. more or less.

Being the same property conveyed to R&M Properties, a Partnership consisting of Benton G. McKnight and Michael Russell, by deed from William Buckland and wife, Delois Buckland, Louella Wilde and Daniel T. Leech and wife Sara B. Leech, Trustees U/A/D of the Leech Joint Revocable Living Trust Agreement, of record as Instrument No. 20040301-0022916, said Register's Office.

This is improved property known as 221 Blanton Avenue, Nashville, Tennessee, 37210.

Map 82-2; Parcel 68
Land in Davidson County, Tennessee, described as follows:

Beginning at a point on the easterly margin of Dickerson Pike, said point being an iron pin in the northeasterly corner of the KBAJ, Inc. property, as of record in Book 11693, page 991, Register's Office, Davidson County, Tennessee and being more particularly described as follows:

(1) Thence N 05 deg. 56' 46" E, 114.20 feet to an iron pin;

(2) Thence with a curve to the right, having a central angle of 90 deg. 43' 14", a radius of 35.00 feet and an arc length of 55.42 feet to a point;
(3) Thence S 83 deg. 21' 00" E, 121.29 feet to a point;
(4) Thence S 05 deg. 56' 46" W, 149.64 feet to a point;
(5) Thence N 83 deg. 21' 00" W, 156.77 feet to the point of beginning, containing 23,183.25 square feet or 0.53 acres, according to survey of Phillip E. Holmes, Jr., RLS #1728, Volunteer Surveying, 609 West Iris Drive, Nashville, TN 37204, dated December 3, 2001.

Being the same property conveyed to R & M Properties, a Tennessee General Partnership composed of Michael A. Russell and Ben McKnight, by deed from Paul W. Williamson, of record as Instrument No. 20020107-0001921, said Register's Office.

This is improved property known as 851 Dickerson Pike, Nashville, Tennessee 37207.

Map 94-9; Parcel 81
Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision of Lot Nos. 6 and 7 of Visco Industrial Subdivision (as shown on the Plan of Visco Industrial Subdivision, Section I, as of record in Book 3700, page 21, said Register's Office), as of record in Book 3842, page 123, Register's Office for Davidson County, Tennessee.

Beginning at an iron rod situated in the southerly margin of Visco Court, said point being the northeast corner of the Milan Express, Ltd. Property of record in Book 7083, page 772, Register's Office for Davidson County, Tennessee.

Thence, along said road, along a curve to the right having a central angle of 29 deg. 59' 44", a radius of 50.00 feet, a tangent of 13.40 feet, a length of 26.18 feet, and having a chord which bears N 89 deg. 51' 10" E, a distance of 25.88 feet to a point;

Thence, along said road, S 75 deg. 08' 00" E, a distance of 29.39 feet to a point; Thence, along said road, N 14 deg. 52' 00" E, a distance of 60.00 feet to a point; Thence, leaving said road, N 74 deg. 52' 00" E, a distance of 99.55 feet to an iron rod; Thence, S 15 deg. 08' 00" E, a distance of 206.00 feet to an iron rod; Thence, S 81 deg. 11' 00" W, a distance of 181.10 feet to an iron rod;

Thence, N 15 deg. 08' 00" W, a distance of 155.50 feet to the point of beginning and containing 32,553.409 square feet or 0.747 acres of land more or less.

Being the same property conveyed to R & M Properties, a Tennessee general partnership, by deed from Bradford Trust Company, a Tennessee corporation and Helen A. Canter, Co-Trustees of the Roy W. Clark, Jr., Marital Trust B under the Last Will and Testament of Roy W. Clark, Jr., Probate No. 98P-318, of record as Instrument No. 200006070057052, said Register's Office.

This is improved property known as 50 Visco Court, Nashville, Tennessee 37210.

Map 94-9; Parcel 18
Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Visco Industrial Subdivision, Section One, record in Book 3700, page 21, Register's Office for Davidson County, Tennessee and described according to the survey of Delle Land Surveying, dated April 12, 2000, Steven Delle, Registered Land Surveyor, License No. 1710:

Beginning at an iron rod situated in the southerly margin of Visco Drive, said point being the northwest corner of the Jimmy E. Allen et ux property of record in Book 6475, page 428, Register's Office for Davidson County, Tennessee.

Thence, leaving said road, S 15 deg. 08' 00" E, a distance of 100.00 feet to an iron rod;

Thence, S 74 deg. 52' 00" W, a distance of 165.00 feet to an iron rod situated in the easterly margin of Fesslers Lane;

Thence, along said road, N 15 deg. 08' 00" W, a distance of 50.00 feet to an iron rod;

Thence, along said road, along a curve to the right, having a central angle of 90 deg. 00' 00", a radius of 50.00 feet, a tangent of 50.00 feet, a length of 78.54 feet, and having a chord which bears N 29 deg. 52' 00" E, a distance of 70.71 feet to an iron rod;

Thence, along said road, N 74 deg. 52' 00" E, a distance of 115.00 feet to the point of beginning and containing 15,963.495 square feet or 0.366 acres of land more or less.

Being the same property conveyed to R & M Properties, a Tennessee general partnership, by deed from Bradford Trust Company, a Tennessee corporation and Helen A. Canter, Co-Trustees of the Roy W. Clark, Jr., Marital Trust B under the Last Will and Testament of Roy W. Clark, Jr., Probate No. 98P-318, of record as Instrument No. 200006070057052, said Register's Office.

This is improved property known as 90 Fesslers Lane, Nashville, Tennessee 37210.

Map 60-15; Parcel 79
Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lots 44 and 45, Jones & Hart Subdivision, as shown on plat of record in Plat Book 6200, page 969, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to R & M Properties, a Tennessee general partnership, by deed from United Power Services, Inc., a Tennessee corporation, of record as Instrument No. 20150619-0058680, said Register's Office.

This is improved property known as 2629 Locust Street, Nashville, Tennessee 37207.

Map 147-12; Parcel 4
Land in Davidson County, Tennessee, being part of the Lot Designated "Reserved for Commercial" on the Plan of Beverly Heights, Section One, of record in Book 2331, page 26,

Register's Office for Davidson County, Tennessee, and further described according to a boundary survey by Alley & Associates Consulting Engineering, Ronnie D. Lowery, Surveyor TN#1685, Dated May 23, 2002; as follows:

Beginning at an iron pin (IP) on the northeasterly margin of Nolensville Road, said (IP) being located on the southeasterly corner of the Phillip E. Fuqua Property (Book 5916, page 78); thence leaving said Nolensville Road, North 56 degrees 50 minutes 56 seconds East, 122.20 feet, to an iron pin (IP) located on southwesterly line of an Ingress/Egress Easement (Book 11617, page 890); thence, with a portion of said easements southwesterly line, South 45 degrees 30 minutes 48 seconds East, 127.52 feet to an iron pin (IP) located on the northwesterly margin of Haywood Lane; thence, leaving said (IP), with the said northwesterly margin of said Haywood Lane, South 56 degrees 19 minutes 28 seconds West, 97.18 feet to a PK Nail; thence continuing around a curve, Delta 34 degrees 53 minutes 17 seconds, R=46.00', L=28.01' CHD=South 73 degrees 45 minutes 44 seconds West, CHL=27.57' to a PK nail located on the northeasterly margin of said Nolensville Road; thence with the said northeasterly margin of said road the following Delta=02 degrees 34 minutes 19 seconds, R=2979.39', L=120.27' CHD=North 45 degrees 36 minutes 19 seconds West, CHL=27.57, to the point of beginning.

Description Reference: Described according to a boundary Survey by Alley & Associates, Consulting Engineering, Ronnie D. Lowery, Surveyor TN #1685, dated May 23, 2002.

Being the same property conveyed to R & M Properties, a Tennessee general partnership, by deed from UBS PaineWebber Trust Company, a Tennessee corporation and Helen A. Canter, Co-Trustees of the Roy W. Clark, Jr., Marital Trust B under the Last Will and Testament of Roy W. Clark, Jr., Probate No. 98P-318, of record as Instrument No. 20020603-0066595, said Register's Office.

This is improved property known as 4696 Nolensville Pike, Nashville, Tennessee 37211.