Karen Johnson Davidson County
Batch# 544543 DEEDQC
01/04/2021 12:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210104-0000557

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Intuition Development, LLC 1400 5th Avenue North Nashville, TN 37208	New Owner	162-00-0 064.00 and 162-00-0 063.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Intuition, LLC, a Tennessee Limited Liability Company,** by these presents do hereby quitclaim and convey unto **Intuition Development, LLC, a Tennessee Limited Liability Company,** its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Being a tract of land lying in Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod set on the westerly right-of-way line of Blue Hole Road, width varies, said iron rod being the southeast corner of said tract;

Thence with the right-of-way line North 78 deg 49 min 06 sec West, 38.33 feet to an existing iron rod at a corner common with Vishnu Avatar, LLC, as of record in Deed instrument No. 201306120059995, at the Register's Office for Davidson County, Tennessee;

Thence continuing with the northerly property line of Vishnu Avatar, LLC, North 78 deg 49 min 06 sec West, for a total of 256.25 feet to an existing iron rod;

Thence North 83 deg 40 min 18 sec West, 118.97 feet to an existing iron rod at a corner common with Y World Investments, LLC, as of record in Deed Instrument No. 201807100066417, at said Register's Office;

Thence with the easterly property line of Y World Investments, LLC, North 11 deg 52 min 21 sec East, passing an existing iron rod at 190.25 feet and being a corner common with Villas at Belle Parke, as of record in Deed Instrument No. 200209110110959, at said Register's Office, and for a total of 272.04 feet to an iron rod set;

Thence continuing with the easterly property line of Villas at Belle Parke, North 09 deg 16 min 35 sec East, 169.42 feet to an existing iron rod on the southerly property line of Timberlake Apartments Associates, as of record in Deed Book 6442, Page 561, at said Register's Office;

Thence with the southerly property line of Timberlake Apartments Associates, South 84 deg 51 min 44 sec East, 381.01 feet to an iron rod set on the westerly right-of-way line of Blue Hole Road;

Thence with the westerly right-of-way line of Blue Hole Road, South 07 deg 26 min 53 sec West, 208.73 feet to an iron rod set;

Thence along a curve to the right with an arc length of 264.02 feet, the radius of which is 1302.87 feet, the central angle of which is 11 deg 36 min 38 sec, the chord of

which is South 14 deg 31 min 04 sec West, 263.56 feet to the point of beginning, containing 174,216 square feet (4.00 acres more or less).

Being the same property conveyed to Charles B. Thomas by warranty deed from J.R. Thomas and wife, Lilly J. Thomas of record in Book 1025, page 405, Register's Office for Davidson County, Tennessee, dated October 19, 1935 and recorded on April 14, 1937.

And being the same property conveyed to Charles B. Thomas and wife, Mary E. Thomas by warranty deed from C. F. Thomas, J. B. Thomas, Fred B. Thomas and Charles B. Thomas of record in Book 4324, page 457, Register's Office for Davidson County, Tennessee, dated March 31, 1969 and recorded on April 10, 1969.

Charles B. Thomas aka Charles Bradford Thomas having since died on May 24, 1982 intestate with his heirs at law, his wife, Mary E. Thomas, aka Mary Estalene (Green) Thomas and his seven children, Barbara Ann Randolph, Mary Belle King, James Walter Thomas, Bobby Green Thomas, Charles Bruce Thomas, Betty Jean Brewer and Michael Thomas. Mary E. Thomas having since died unmarried and intestate on May 23, 1994 leaving heirs at law of the seven surviving children above. Barbara Ann Randolph having since died on April 11, 2006 intestate leaving heirs at law of her husband, Billy Ray Randolph, and 3 surviving children, Stephanie Vanns, Pamela Denise Patterson and Stacey Greer. Billy Ray Randolph having quitclaimed his interest to the three children, Stephanie Vanns, Pamela Denise Patterson and Stacey Greer dated October 7, 2020 of record in Instrument No. 20201203-0140616. Mary Belle King having since died on October 17, 2020, unmarried and intestate leaving one surviving heir at law, Cassandra King Walker. James Walter Thomas having since died in Texas with a will that was probated in Harris County, Texas Probate Court No 3, Docket No. 48003 leaving as his beneficiaries, his wife Loretta Thomas and his two children, Cindy L. Thomas and Joseph C. Thomas. Bobby Green Thomas having since died on March 28, 2015, intestate leaving heirs at law, his wife, Marlene Thomas and one son, Daniel Thomas. Charles Bruce Thomas having since died May 16, 2018 intestate, unmarried with no children leaving heirs at law as his six siblings.

Being the same property conveyed to Intuition, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Stephanie Vanns and Pamela Denise Patterson and Stacey Greer and Cassandra Walker and Loretta Thomas and Cindy L. Thomas and Joseph C. Thomas and Marlene Thomas and Danny Thomas and Betty Jean Brewer and Michael Thomas, of record in Instrument No. 20201203-0140625, in the Register's Office for Davidson County, Tennessee, dated November 12, 2020 and recorded December 3, 2020.

Being also known as 5215 Blue Hole Road, Antioch, TN 37013.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
30th day of December, 2020.

Affiant

My commission expires:

(Affix Seal)

Notary Public

MEREDITH MARIE MOODY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30th day of December, 2020.

Intuition, LLC, a Tennessee Limited Liability Company

Brandon C. Knox, Member

Brett Diaz, Member.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon C. Knox and Brett Diaz with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Members of Intuition, LLC, a Tennessee Limited Liability Company, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of December, 2020.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022