Karen Johnson Davidson County
Batch# 544658 DEEDQC
01/04/2021 01:46:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210104-0000725

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

QUITCLAIM DEED

Address New Owner As Follows:	Send Tax Bills To:	Map & Parcel Number:
VIEWS OF MC2 LLC 1033 Demonbreun Street Suite 300 Nashville, TN 37203	VIEWS OF MC2 LLC 1033 Demonbreun Street Suite 300 Nashville, TN 37203	17300006500

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **LINDA GALE SHORES** and **REBECCA BOWLING**, the Grantors, by these presents do hereby quitclaim and convey unto **VIEWS OF MC2 LLC**, a Tennessee limited liability company, the Grantee, its successors and assigns, all of their right, title and interest in and to the following described tract of land:

SEE ATTACHED EXHIBIT A

This is improved property known as 6228 Nolensville Pike, Nashville, Davidson County, Tennessee.

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

Witness our hands this 24th day of December, 2020.

(signatures on following pages)

Linda Gale Shores

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Linda Gale Shores, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 30 day of December, 2020.

Notary Public

My Commission Expires:

5-3-2021

DENISE F. ETHRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Rebecca Bowling

Rebecca Bowling

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, Rebecca Bowling, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 29th day of December, 2020.

Ashley Jaeger

Notary Public

My Commission Expires:

7/9/2024

ASHLEY JAEGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Rebecca Bowling
Affiant

Sworn to and subscribed before me this 29th day of December, 2020.

Ashley Jaeger
Notary Public

My Commission Expires:
01/09/2024

ASHLEY JAEGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Survey Legal Description

Land situated in the 31st Council District of Davidson County, Tennessee, being Lot 3 & 4 on the map of a subdivision of part of the King Property, as shown on the survey prepared by H.N. Fowlkes, in October 1946, not of record, and being more particularly described as follows:

Commencing at the approximate centerline intersection of Bienville Drive and Nolensville Pike, at approximate Tennessee state plane coordinate of, N:614,761.02, E:1,758,573.42, thence in a Southeasterly direction 643.7+/- feet to an iron rod set at the southerly most corner of Lenox Grove, LLC. of record in instrument number 20170117-0004831 in the Register's Office of Davidson County, TN., (R.O.D.C., TN.), on the easterly margin of Nolensville Pike, and being the point beginning of herein described land;

thence with the southeasterly line of Lenox Grove, LLC., North 50°12'18" East, a distance of 706.61 feet to a 1/2" iron rod found having no cap on the southwesterly line of lot 357, in Phase 4, Lenox Village, of record in instrument number, 20040806-0094784, R.O.D.C., TN;
thence with the southwesterly line of lots 357 thru 360 & 232 thru 235, South 40°44'35" East, a distance of 400.06 feet to a 1" diameter, iron pipe found at the common corner of lots 235 & 236, at the northerly most property corner of Bobby L. Phillips of record in deed book 3255, page 375, R.O.D.C., TN;

thence with Phillips northwesterly most line, South 50°12'47" West, a distance of 714.05 feet to a 5/8" iron rod found, having no cap on the easterly margin of Nolensville Pike; thence with said margin, North 39°40'37" West, a distance of 399.91 feet to a the point of beginning of herein described land, having an area of 284,102.31 square feet or 6.52 acres more or less;

This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on December 23, 2020, and is based on survey work conducted by Dale and Associates on April 27, 2020, and last field work was update on December 23, 2020, under project number 20019;

Being the same property conveyed by Quitclaim deed to Rebecca Bowling and Linda Gale Shores from D. A. Majors, Jr., dated October 26, 1995, of record in deed book 9842, page 103, R.O.D.C., TN.

True Copy Certification

I, Matt Foster, 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, Jodean M. King, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 06/21/2021

Notary Seal: