Karen Johnson Davidson County
Batch# 549681 DEEDQC
01/08/2021 08:48:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210108-0003686

Quitclaim Deed

I hereby swear, or affirm, that the actual consideration for this transfer is $ 0 .

Affiant

Sworn to and subscribed before me on this 4th day of January, 2021.

Notary Public

My Commission Expires: 4.29.2023

CHRISTINA M HERNANDEZ
My Notary ID # 124543814
Expires April 29, 2023

The property is identified on the records Tax Assessor as Map 133/6, Parcel 214

The name and address of the new owner and to whom the tax statement should be sent is: Pasifica Investment, LLC
1501 Lebanon Pike
Nashville, TN 37203.

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that POLLY PROPERTIES, LLC, a Tennessee limited liability company (the "Grantor"), for a sufficient consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring an undivided 50% of its interest in the subject parcels of real property, hereby releases, remises and quitclaims unto MAMOO MANAGEMENT, LLC, a Texas limited liability company, such undivided 50% of all right, title and interest of the Grantor in and to certain tract or parcel of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 4th of January, 2021 to be effective 31st day of December, 2020.

POLLY PROPERTIES, LLC

BY: Lisa G. Caldwell, President
Lisa G. Caldwell, President

STATE OF TEXAS)
)
COUNTY OF BEXAR)

Personally appeared before me, a Notary Public in and for said County and State, the within named Lisa G. Caldwell, with whom I am personally acquainted and who upon oath acknowledged herself to be President of POLLY PROPERTIES, LLC, and that she as such officer or agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said POLLY PROPERTIES, LLC, by herself as such President.

Witness my hand and official seal at San Antonio, Texas, this 4th day of January, 2021.

Notary Public

My Commission Expires:
4.29.2023

CHRISTINA M HERNANDEZ
My Notary ID # 124543814
Expires April 29, 2023

EXHIBIT A
LEGAL DESCRIPTION

TRACT 1: **Map 133/6, Parcel 214**
3701 Nolensville Road, Nashville, Tennessee

Land situated in the 26th Council District of Davidson County, Tennessee, being a portion of John R. Ozier 121.97 acres tract, and being designated a part of Tract B, and described according to a survey made by James L. Murphy, Jr., & Company, dated November 2, 1965, not of record, and being more particularly described as follows:

Commencing at the approximate centerline intersection of Allied Drive and Nolensville Pike, at approximate Tennessee state plane coordinate of, N:642,409.88, E:1,750,556.81, thence in a Southwesterly direction 63.9+/- feet to a Mag-Spike set at the easterly most end of the radius return along Nolensville Road, and being the point beginning of herein described land;

thence, South 22°22'44" East, a distance of 110.06 feet to a Mag-Spike set, near the end of a wall, at the northeast corner of Hyun Mo Shin property of record in deed book 10037, page 662, in the Register's Office of Davidson County, TN., (R.O.D.C., TN.),

thence with Shin northwesterly line, South 67°37'16" West, a distance of 150.09 feet to a 5/8" iron rod found, set by Daniels, RLS # 1489 on the easterly line of Mike Dobbs Property of record in Instrument number 20050804-0091552, R.O.D.C., TN. and in Instrument number 20031204-0174737, R.O.D.C., TN.;

thence with Dobbs northeasterly line, North 22°01'52" West, a distance of 135.36 feet to a 1/2" iron rod found, having a yellow cap on the southerly margin of Allied Drive;

thence with said margin, North 67°45'33" East, a distance of 124.32 feet to a mag-spike set on at the westerly end of the radius return;

thence with the radius return, with a curve turning to the right with an arc length of 39.21 feet, with a radius of 25.00 feet, with a chord bearing of South 67°18'35" East, with a chord length of 35.31 feet to the point of beginning of herein described land, having an area of 20099.72 square feet or 0.46 acres more or less;

This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on December 28, 2020, and is based on survey work conducted by Dale and Associates on September 2, 2020, and last field work was update on December 23, 2020, under project number 20066;

Being the same property conveyed by Quitclaim deed to Polly Properties, LLC, a Tennessee limited liability company from SunTrust Bank, Trustee of the trust under Will of Pauline S. Parman dated March 4, 2008, of record in Instrument number 20080404-0034180, R.O.D.C., TN;

This is improved property known as 3701 Nolensville Road, Nashville, Tennessee. This property is sometimes also referred to as 3701 Allied Drive, Nashville, Tennessee.