Karen Johnson Davidson County
Batch# 553081 DEEDQC
01/13/2021 08:41:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210113-0005675

This instrument prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
CHRIS PARDUE JOHN ROBINSON c/o Brooke Napier P.O. Box 158247 Nashville, TN 37215-8247	SAME	Map and Parcel: 051-10-0-003.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/lOO ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CSP GRAYCROFT,** a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer, quitclaim and convey unto **CHRIS PARDUE, as to an undivided seventy-nine percent (79%) interest,** and **JOHN ROBINSON, as to an undivided twenty-one percent (21%) interest,** as tenants in common, their heirs and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 31st day of December , 2020.

CSP GRAYCROFT, a Tennessee general partnership

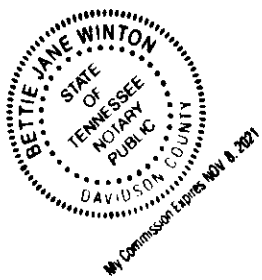
By: Chris Pardue
Chris Pardue

Title: Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris Pardue, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged he is the Managing Partner of CSP GRAYCROFT, a Tennessee general partnership, and that he as such Managing Partner, executed the within instrument for the purposes therein contained by signing the name of the general partnership in his capacity as Managing Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of December, 2020.



NOTARY PUBLIC
My Commission Expires: 11/8/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 31st day of December, 2020.

NOTARY PUBLIC
My Commission Expires: 11/8/21



EXHIBIT "A"
Legal Description

Land lying in Metropolitan Nashville and Davidson County, Tennessee, being located east of Briarville Road, and west of South Graycroft Drive, and being part of Lot 6 of Oakland Acres, Section Six, as of record in Plat Book 2330, page 97, Register's Office for Davidson County, Tennessee, and being further described according to a survey dated January 7, 1999, by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177.

BEGINNING at an iron pin corner on the east side of Briarville Road, said road having a 50.00 right of way and said iron pin being 769.95 feet south of the south right of way of Due West Avenue; thence along the common boundary line of Lot 6 and Lot 7 of the above mentioned subdivision of Oakland Acres, Section Six, South 81 degrees 50' 42" East 92.40 feet to an iron pin corner; thence continuing with said common line between Lots 6 and 7, South 59 deg. 35' 25" East 114.54 feet to a point being a PK nail in the west right of way of South Graycroft Drive as widened according to a deed to Metropolitan Government of Nashville and Davidson County, Tennessee from Freda G. Moon and Tony Moon, of record in Book 8362, page 188, Register's Office for Davidson County, Tennessee, said South Graycroft Drive having a right of way of 60.0 feet as widened; thence southwestwardly with said west right of way of South Graycroft Drive and with a curve to the right for a distance of 72.38 feet to a monument disc, said curve having a central angle of 5 deg. 55' 24", a radius of 700.13 feet, a tangent of 36.22 feet, a chord bearing S 36 deg. 15' 43" W 72.35 feet; thence continuing with the right of way of South Graycroft Drive S 39 deg. 13' 25" W 199.80 feet to a monument disc; thence continuing with said right of way of South Graycroft Drive around a curve to the left for a distance of 16.94 feet to a point at the Intersection of the west right of way of South Graycroft Drive and the east right of way of Briarville Road, said point of intersection being a monument disc and said curve having a central angle of 1 deg. 16' 20", a radius of 762.90 feet, a tangent of 8.47 feet, and a chord bearing S 38 deg. 35' 15" W 16.94 feet; thence with the right of way of Briarville Road, as widened, in a northwestwardly direction around a curve to the left for a distance of 84.32 feet to a point; said curve having a central angle of 96 deg. 37' 40", a radius of 50,00 feet, a tangent of 56.15 feet, and a chord bearing N 18 deg. 53' 18" W 7 4.68 feet; thence continuing with the right of way of Briarville Road around a curve to the right for a distance of 32.88 feet to an iron pin, said curve having a central angle of 75 deg. 21' 16", a radius of 25.00 feet, a tangent of 19.31 feet and a chord bearing N 29 deg. 31' 19" W 30.56 feet; thence continuing with the east margin of Briarville Road, having a right of way of 50.0 feet, N 8 deg. 09' 18" E 202.24 feet to the point of beginning, and containing 0.796 more or less acre, or 34,700, more or less, square feet.

Being the same property conveyed to CSP Graycroft, L.P., a Tennessee limited partnership, by Deed of record in Book 11305, Page 191, as corrected in Book 11529, Page 325, in the Register's Office for Davidson County, Tennessee. By Certificate of Merger filed January 2, 2003, with the Secretary of State of Tennessee, Control No. 0400941, and as Instrument No. 200301080003629, In the Register's Office for Davidson County, Tennessee, CSP Graycroft, L.P. was merged into CSP Graycroft, a Tennessee general partnership, which was the surviving entity.