Bk 36
(1)

THIS INSTRUMENT PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, Tennessee 37201
(615) 256-9999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 22nd day of January, 2021.

Notary Public

My Commission Expires: BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07 2024

Karen Johnson Davidson County
Batch# 559109 DEEDQC
01/22/2021 02:46:00 PM 7 pgs
Fees: $37.00 Taxes: $0.00

20210122-0010075

QUITCLAIM DEED

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Bristol Dickerson Pike Partners, LLC 381 Mallory Station Rd., Suite 204 Franklin, TN 37067	New Owner	Map/Parcel 071-11-0-010.00 Map/Parcel 071-15-0-001.00 Map/Parcel 071-15-0-002.00 Map/Parcel 071-10-0-181.00 Map/Parcel 071-10-0-182.00 Map/Parcel 071-10-0-183.00 Map/Parcel 071-10-0-184.00 Map/Parcel 071-10-0-185.00 Map/Parcel 071-14-0-269.00 Map/Parcel 071-14-0-270.00 Map/Parcel 071-14-0-271.00 Map/Parcel 071-14-0-272.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **THE ESTATE OF CHARLES F. DANIEL, ASHLYN PIERCE MENEGUZZI** AND **SAMUEL C. YEAGER ("Grantors")**, by these presents, quitclaim, grant and convey unto **BRISTOL DICKERSON PIKE PARTNERS, LLC**, a Tennessee limited liability company **("Grantee")**, its successors and assigns, all their right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

ALL THAT TRACT OR PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

Being also known as Parcels on Dickerson Pike & Elmhurst Avenue Nashville, Tennessee 37207.

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 caused its name to be signed hereto by its duly authorized officer on this the 22nd day of January, 2021.

THE ESTATE OF CHARLES DANIEL:

By: Madonna C. Daniel
Madonna C. Daniel, Executor

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Madonna C. Daniel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the Executor of The Estate of Charles Daniel, the within named bargainor, and that she as such Executor executed the foregoing instrument for the purposes therein contained in her capacity as Executor.

Witness my hand and official seal this January 22, 2021.

Notary Public

My commission expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07 2024

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this the 22nd day of January, 2021.

ASHLYN PIERCE MENEGUZZI

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, personally appeared **ASHLYN PIERCE MENEGUZZI**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this January 22, 2021.

Notary Public

My commission expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07 2024

IN WITNESS WHEREOF, the Grantor has hereunto set his hands on this the 22nd day of January, 2021.

SAMUEL C. YEAGER

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, personally appeared **SAMUEL C. YEAGER**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this January 22, 2021.

Notary Public

My commission expires: _____



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1, 2, 3, 4, 5, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28, Block "C" on the Plan of East View Subdivision of record in Plat Book 547, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

INCLUDED in the above described property, but specifically EXCLUDED from this description is the northern 10 feet of Lot No. 19, Block "C" conveyed to Edwin R. Baskin of record in Book 3529, Page 209.

Also, Included in the above described property, but specifically excluded from this description is that portion of Lot Nos. 1, 2, 3, 4 and 5 conveyed to Davidson County, Tennessee by an unrecorded easement, grant or conveyance for the purpose of the widening of Dickerson Road, now known as Dickerson Pike.

Being the same property conveyed to Bristol Dickerson Pike Partners, LLC, a Tennessee Limited Liability Company and Charles F. Daniel, Ashlyn Pierce Meneguzzi and Samuel C. Yeager by Deed from Michael E. Douglas of record in Instrument No. 20170501-0042539, Register's Office for Davidson County, Tennessee.

The above property is also known as follows:

Being a tract of land located in Davidson County Tennessee, and being more particularly described as follows, according to a survey made by Paul G. Weatherford, RLS TNRLS# 1941, Weatherford and Associates, LLC, P.O. Box 8248, Hermitage, TN 37076:

Beginning at a new iron rod set in the Northwest intersection of the Right-of-Way of Dickerson Pike and Lucile Street;

Thence, with the North Right of Way of Lucile Street (50' Right-of-Way) NORTH 81 DEGREES 36 MINUTES 00 SECONDS WEST, 465.83 Feet to a new iron rod set at the intersection of Lucile Street and Elmhurst Avenue (50' Right-of-Way);

Thence, with the East Right-of-Way of said Elmhurst Avenue, NORTH 15 DEGREES 32 MINUTES 23 SECONDS EAST, 478.29 Feet to an iron rod set;

Thence, leaving said Right-of-Way, SOUTH 71 DEGREES 45 MINUTES 57 SECONDS EAST, 164.98 Feet to a new iron rod;

Thence, SOUTH 17 DEGREES 33 MINUTES 44 SECONDS WEST, 44.62 Feet to a nail set in the top of an old wall;

Thence, SOUTH 71 DEGREES 38 MINUTES 43 SECONDS EAST, 348.70 Feet to the West Right-of-Way of Dickerson Pike (SR-11, 66 foot Right-of-Way), passing through an old 5/8" iron rod witnessing said point at 5.3 feet;

Thence, with said Right-of-Way, SOUTH 23 DEGREES 39 MINUTES 06 SECONDS WEST, 289.37 Feet;

Thence, with a curve turning to the left with an arc length of 65.00 Feet, with a radius of 2898.00 feet, with a chord bearing of SOUTH 23 DEGREES 00 MINUTES 33 SECONDS WEST, with a chord length of 65.00 feet to the point of beginning and containing 197,844 Square Feet or 4.54 Acres.