Karen Johnson Davidson County
Batch# 564299 DEEDQC
01/29/2021 10:26:20 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210129-0013204

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
The Lux Development Group, LLC 528A Donelson Pike Nashville, TN 37214	NEW OWNER	Map 87, Parcel 11.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **THE WISE GROUP, INC., a Tennessee corporation**, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **THE LUX DEVELOPMENT GROUP, LLC, a Tennessee limited liability company,** all its interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Tract 1:

Land in the 4th Civil District of Davidson County, Tennessee, described as follows: Beginning at an iron pin, Andy Kent and E. C. Binkley's corner, running north on New Hope Road 100 feet to an iron pin, E. C. Binkley's corner; thence running west 250 feet to an iron pin, E. C. Binkley's corner; thence running South 863.4 feet to an iron pin, E. C. Binkley's corner and Cordell Kent's line; thence running east with Cordell Kent's line, 250 feet to an iron pin, Cordell Kent's corner, thence running north with Cordell Kent's and Andy Kent's lines, 753.8 feet to an iron pin, the point of beginning containing 5 acres, more or less.

Tract 2:

Being in the 4th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Buford Winn, Engineer, July 17, 1950, as follows: Beginning at an iron pin, center line of New Hope Road and Ben K. Binkley property, running North 6° 3' East 600 feet along center line of New Hope Road to intersection of E. C. Binkley property and New Hope Road center line; thence running North 83° 42' West 243.75 feet fence post on northwest corner of Ben K. Binkley property; thence South 6° 42' West 600 feet to an iron in, Ben K. Binkley's corner; thence South 85° 30' East 250.02 feet to an iron pin, the point of beginning, containing 3.40 acres, more or less.

Tract 3:

Land in the Fourth Civil District of Davidson County, Tennessee, described according to a survey by Robert H. Heads, Engineer, dated May 22nd, 1956, as follows:

Beginning at a point in the center line of New Hope Road, said point begin the northeast corner of the property conveyed to Ben K. Binkley by deed of record in Book 2147, page 89, Register's Office for Davidson County, Tennessee, and thence with Ben K. Binkley's North line North 83° 42' West 243.75 feet to a post; thence North 6° 42' West 291.8 feet to a point; thence South 84° 28' East 242.3 feet to a point in the center line of New Hope Road; thence with said center line South 6° 03' West 297.9 feet to the beginning; containing 1.6 aces, more or less.

Being a part of the same property conveyed to Wise Group, Inc., a Tennessee Corporation by deeds of record in Instrument No. 20110523-0039460 as corrected in Instrument No. 20121218-0116487, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 6280 N New Hope Road, Hermitage, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 26th day of January, 2021.

THE WISE GROUP, INC.

By: Alan R Wise President
Name: Alan R. Wise
Title: President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Alan R. Wise, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of The Wise Group, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this 26th day of January, 2021.

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/3/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Mark Wilson
Affiant

Sworn to and subscribed before me this the 26 day of January, 2021.

Notary Public

My commission expires: 10/3/21

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY