Karen Johnson Davidson County
Batch# 564832 DEEDQC
02/01/2021 09:29:39 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210201-0013904

prepared by:
HUDSON, REED & CHRISTIANSEN, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

Name and Address of New Owner:

WE DEVELOP, LLC
2804 Clifton Ave.
Nashville, TN 37209

Send Tax Bills To:

Same

Tax Map/Parcel:
071 05 0 032.00
071 05 0 032.01
071 05 0 033.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

IN ORDER TO PERFECT TITLE IN THE GRANTEE, the undersigned, **J. Word Properties LLC, a Tennessee Limited Liability Company,** does hereby transfer, convey and quitclaim unto **WE DEVELOP, LLC, a Tennessee Limited Liability Company,** its heirs and assigns, forever, all of its right, title, claim and interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

Land located in the 2nd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Lot Number 25 on The Plan of the Town of Brooklyn as of record in Plat Book 19, page 504 in the Register's Office for Davidson County, Tennessee, also being Davidson County tax parcels 07105003200, 07105003201 and 07105003300, and being more particularly described according to a Boundary Survey prepared by Wamble and Associates, PLLC, dated August 31, 2009 as follows:

Beginning at a iron rod (old), found with a plastic cap labeled "Volunteer" on the southerly right-of-way line of West Trinity Lane (State Route 65 and U.S. 431), right-of-way width of West Trinity Lane in front of this property being 85.30 feet, or 42.65 feet (13 Meters) from the centerline as established by 1996 State Highway plans for Project No. 19043-03225-54. Additional right-of-way acquired for the road widening project is described in the Agreed Final Order

as of record in Deed Book 11493, Page 576 R.O.D.C., TN., as Tract 16, Tract 17 and Tract 19. Said iron rod (old) being at the intersection of the said southerly right-of-way line of West Trinity Lane (State Route 65, U.S. 431) and the West line of Tract III as described in deeds conveying this property to Doyle R. Monday as of record in Deed Book 10278, Page 723, Deed Book 10280, Page 244 and Deed Book 1280, Page 248 R.O.D.C., TN, Said iron rod (old) also being the northwest corner of Metro Government, Haynes Middle School property of record in Deed Book 1085, Page 656, Deed Book 2540, Page 308, Deed book 1915, Page 371, Deed Book 1941, Page 213 and Deed Book 1341, Page 445 R.O.D.C., TN, being more particularly described according to an unrecorded Boundary Survey prepared by Volunteer Surveying, Inc. dated April 19, 2001;

Thence, leaving the southerly right-of-way line of said West Trinity Lane (State Route 65, U.S. 431) and following the West line of said Tract III, also being the east line of Metro Government, Haynes Middle School property as shown on the said unrecorded Volunteer Surveying, Inc. Boundary Survey, South 14 Degrees 39 Minutes 35 Seconds East 266.93 Feet to an iron rod (new), said iron rod being the southwest corner of said Tract III, also being on the North line of the Metro Government, Haynes Middle School property the same being the common line between original Lot Number 24 and 25 on The Plan of the Town of Brooklyn as of record in Plat Book 19, Page 504 R.O.D.C. TN;

Thence, following the South line of said Tract III, the North Line of said Metro Government, Hayne Middle School property and the common line between said original Lot 24 and 25, North 60 Degrees 20 Minutes 25 Seconds East, passing the northeast corner of said Metro Government, Haynes Middle School property, also being the northwest corner of the Ethel Watkins property as of record in Deed Book 1431, Page 223 R.O.D.C., TN, at 130.00 feet, and continuing along the same bearing following the North Line of the said Ethel Watkins property, the South line of said Tract III and the common line between said original Lot 24 and 25, for a total distance of 333.30 Feet to an iron rod (new), said iron rod being on the southerly right-of-way line of West Trinity Lane (State Route 65, U.S. 431); also being the northwest corner of said Ethel Watkins property and the intersection of the South line of said Tract III and the southerly right-of-way line of West Trinity Lane (State Route 65, U.S. 431);

Thence, following said southerly right-of-way line of West Trinity Lane (State Route 65, U.S. 431) with a curve to the left having a Delta Angle of 00

Degrees 01 Minutes 10 Seconds, a Radius of 7,424.41 Feet, an Arc Length of 2.51 feet and a Chord Bearing and Length of North 74 Degrees 37 Minutes 07 Seconds West, 2.51 Feet to an iron rod (new), said iron rod (new) being 42.65 Feet, or 13 Meters right of centerline station 7+552.006 meters as shown on the plans for State Highway Project No. 19043-03225-54;

Thence, continuing with said southerly right-of-way line of West Trinity Lane (State Route 65, U.S. 431) North 74 Degrees 36 Minutes 33 Seconds West, 285.72 Feet to an iron rod (new), said iron rod (new) being 42.65 Feet, or 13 Meters right of centerline station 7+464.92 meters as shown on the plans for State Highway Project No. 19043-322- 54;

Thence, continuing with said southerly right-of□way line of West Trinity Lane (State Route 65, U.S. 431) with a curve to the left having a Delta Angle of 06 Degrees 50 Minutes 32 Seconds, a Radius of 679.13 Feet, an Arc Length of 81.10 Feet and a Chord Bearing and Length of North 78 Degrees 01 Minutes 49 Seconds West 81.05 Feet to the Point of Beginning.

The address of the herein described property is believed to be 500 West Trinity Lane, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Being the property conveyed to J. Word Properties, LLC by Warranty Deed of record as Instrument No. 20190415-0034076, Register's Office of Davidson County, Tennessee.

WITNESS THE HAND OF THE UNDERSIGNED on this the 29th day of January, 2021.

J. Word Properties, LLC

By: _____

Title: CEO

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jason Word, 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 Chief Executive Officer of **J. Word Properties, LLC**, the bargainor, a Tennessee limited liability company, and that he as such officer, being authorized so to do, executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained by signing the name of the limited liability company by himself as such officer.

WITNESS MY HAND and official seal this the 29th day of January, 2021.

Notary Public

My Commission Expires:

2/27/21

JEFFREY L. REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Affiant

Sworn to and subscribed before me this 29th day of January, 2021.

Notary Public

My commission expires:

2/27/21

JEFFREY L. REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY