QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 572287 DEEDQC
02/10/2021 12:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210210-0019210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy David McAllister	**Same**	
(NAME)	(NAME)	
6660 Burkitt Road		**18700000500** **135140A04200CO** **161010A07500CO**
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MARBLE DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

TIMOTHY DAVID MCALLISTER, MARRIED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1: PARCEL 18700000500:

LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY JOHN KOHL & COMPANY, DATED JULY 29, 1977, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF BURKITT ROAD, THE SOUTHWEST CORNER OF THIS PROPERTY; THENCE LEAVING SAID ROAD NORTH 4 DEGREES 52 MINUTES EAST 1254.0 FEET TO A POINT; THENCE SOUTH 88 DEGREES 27 MINUTES EAST 219.81 FEET TO A POINT, THENCE SOUTH 10 DEGREES 05 MINUTES WEST 818.36 FEET TO A POINT; THENCE SOUTH 4 DEGREES 52 MINUTES WEST 450.00 FEET TO A POINT IN THE CENTERLINE OF BURKITT ROAD; THENCE WITH SAID CENTERLINE NORTH 85 DEGREES 08 MINUTES WEST 56.6 FEET TO A POINT; THENCE CONTINUING NORTH 86 DEGREES 17 MINUTES WEST 88.4 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARBLE DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP, BY QUITCLAIM DEED FROM TIMOTHY MCALLISTER AND LEANNE MULLIGAN, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NUMBER 20200224-0020405, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 6660 BURKITT ROAD, ANTIOCH, TN 37013.

TRACT 2: PARCEL 135140A04200CO:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 42 ON THE PLAN OF PINNACLE POINT SUBDIVISION, PHASE 2, AS OF RECORD IN BOOK 6900, PAGE 140 AND 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MARBLE DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP, BY QUITCLAIM DEED FROM DERRICK N. JOHNSON,

UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20160805-0081418, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1117 WHITE MOUNTAIN LANE, ANTIOCH, TN 37013.

TRACT 3: PARCEL 161010A07500CO:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5304-#5 AND GARAGE #3 ON THE PLAN OF DANBURY CONDOMINIUMS AS SHOWN ON EXHIBIT C TO MASTER DEED OF RECORD IN PLAT BOOK 6612, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARBLE DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP, BY QUITCLAIM DEED FROM TIMOTHY DAVID MCALLISTER, OF RECORD IN INSTRUMENT NUMBER 20190821-0084057, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 5304 EDMONDSON PIKE, #5, AND ASSOCIATED GARAGE #3, NASHVILLE, TN 37211.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Witness our hands this the 9th day of February, 2021.

MARBLE DEVELOPMENT

By: Timothy David McAllister, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 9th day of February, 2021, before me personally appeared **Timothy David McAllister**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be General Partner of Marble Development, the within named bargainor, a general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Marble Development, as General Partner.

Witness my hand and official seal, this the 9th day of February, 2021.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024