PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 574857 **DEEDQC**
02/22/2021 12:05:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210222-0021004

W & I Ref: (DW) Title No.: 61610
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Flor De Flora Maxwell, LLC 1208 3rd Avenue S; Apt. 7 Nashville, TN 37210	SAME

TAX MAP PARCEL NUMBERS: 14707012500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pillars Development, LLC**, a Tennessee limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and quitclaim unto **Flor De Flora Maxwell, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A tract of land in the 5th, formerly 7th, Civil District of said County, being Lots 8 and 9. The Subdivision of 4.52 acres owned by Chester Maxwell, described according to a survey make by Z.J. Wilkinson, Surveyor, March 12, 1948, as follows:

Beginning on the northerly margin of an 18 foot roadway at a point 200 feet East of the Southeast corner of the property conveyed to Robert Pratt by Deed from Chester Maxwell and wife, of record in Book 1629, page 226, Register's Office for said County, being the corner of Lots 7 and 8; Thence with the line between said two lots, Northwardly 115.3 feet Thence easterly 200 feet to the corner of Lots 9 and 10; Thence with the line between said two lots Southwardly 115.3 feet to the Northerly margin of said 18 foot roadway; then with said roadway Westwardly 200 feet to the beginning.

INCLUDED in the above description, but EXCLUDED therefrom is that conveyance from Herschel Bruce Maxwell and wife, Evon Maxwell to Jeffery Ackerman, of record in Instrument No. 20050202-0011929, said Register's Office, described as follows:

Beginning in the North Right of Way of Flora Maxwell Road at the line of Lots 9 and 10 on said plan, approximately 380 feet Southwest from the intersection of said Flora Maxwell Road and the center of Taylor Road Extended; Thence along said Flora Maxwell Road S 86 degrees 00' 22" W. 100.03 feet to the corner of Lots 8 and 9 on said plan; Thence leaving said Right of Way and along the line of Lots 8 and 9, N 5 degrees 17' 19" W, passing an iron pin at 5.46 feet a distance of 115.33 feet to the South line of Southern Hills Medical Center, recorded in Plat Book 6250, page 874, Register's Office for said County, Thence along said Southern Hills Medical Center property N 86 degrees 00' 22" E, 100.03 feet Thence along the line of Lot 9 and 10, S 5 degrees 17' 19" E, 115.33 feet to the North side of Flora Maxwell Road and the point of beginning.

INCLUDED in the above description but EXCLUDED therefrom is that conveyance to Davidson County, Tennessee for Right of Way for Flora Maxwell Road of record in Book 3406, page 261, described as follows:

A strip of land from survey center line station 8 + 23 to survey center line 10 + 22 extending 20 feet to the left of the survey center line containing 0.09 acres more or less.

Together with and subject to Easements of record in Instrument No. 20050121-0008156 and Instrument No. 20050322-0031134, said Register's Office.

Being the same property conveyed to Pillars Development, LLC, a Tennessee limited liability company by Warranty Deed from Joe Trigueros and Mary Trigueros, husband and wife, dated August 7, 2017 and recorded on August 9, 2017, of record in Instrument No. 20170809-0081396, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as 325 Flora Maxwell Road, Nashville, TN 37211

WITNESS THE EXECUTION HEREOF this 11th day of February, 2021.

PILLARS DEVELOPMENT, LLC

By: _____

Edward Henley III, Member

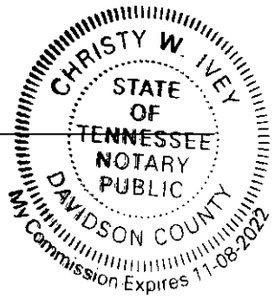
State of Tennessee

County of Davidson

On this 11th day of February, 2021, before me the undersigned authority, personally appeared Edward Henley III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged and was identified as the sole member of Pillars Development, LLC, a Tennessee limited liability company, and the within named Grantor, and the execution of the foregoing instrument as such member for the purposes therein contained, by signing in the name of the limited liability company as such member.

_____
Notary

My Commission Expires: _____



State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ -0-.

_____
Affiant

Sworn and subscribed before me this 11th day of February, 2021.

_____
Notary

My Commission Expires: _____

