Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

21-1-023

Karen Johnson Davidson County
Batch# 576461 DEEDQC
02/24/2021 12:22:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210224-0022980

PREPARED BY AND RETURN TO:

Todd Jackson Law
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895
21-1-023

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Act On, LLC 1006 Vaughn Crest Dr Franklin, TN 37069	New Owner

TAX MAP - PARCEL NUMBER: 15500020400

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **Southpaw Events, LLC, a Tennessee limited liability company,** has this day bargained and sold, and by these presents does hereby quitclaim and convey unto **Act On, LLC, a Tennessee limited liability company,** all of its right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being more particularly described as follows.

Being property in Nashville, Davidson County, Tennessee, fronting on the westerly margin of State Highway 100 and being Lot 3 on the Plat of Chaffin Subdivision Number 4 of record in plat book 9700, page 879, along with the property closed by The Metropolitan Government of Nashville and Davidson County Ordinance No. BL2003-1413, more particularly described as follows:

Beginning at an iron pin on the westerly margin of State Highway 100, approximately 180 feet southwesterly of the southerly margin of Collins Road;

Thence, with the westerly margin of State Highway 100, a curve having a delta of 02 deg. 32' 44", radius of 1207.02 feet, chord of 53.62 at S 41 deg. 13' 37" W, 53.62 feet to a point;

Thence, continuing with said westerly margin, S 29 deg. 05' 00" W, 213.18 feet to an iron pin;

Thence, leaving said margin of State Highway, N 61 deg. 34' 11" W, 437.00 feet to an iron pin;

Thence, N 00 deg. 28' 35" E, 27.21 feet to a point;

Thence, S 29 deg. 04' 48" W, 211.30 feet to an iron pin;

Thence, N 60 deg. 04' 50" W, 113.03 feet to an iron pin, common corner to Lot 2 and Lot 3 of the aforementioned Chaffin Subdivision;

Thence, with line common with Lot 2 and Lot 3, N 29 deg. 04' 48" E, 245.47 feet to an iron pin;

Thence, with the northerly boundary of Lot 3, the following:

S 50 deg. 50' 10" E, 105.16 feet to an iron pin
N 56 deg. 57' 31" E, 40.00 feet to an iron pin
S 89 deg. 29' 57" E, 210.00 feet to an iron pin
N 21 deg. 44' 18" E, 47.00 feet to an iron pin
S 86 deg. 05' 15" E, 102.00 feet to an iron pin
S 62 deg. 00'17" E, 181.38 feet to the point of beginning.

Containing 117,017 square feet or 2.686 acres.

Above legal description based on survey dated February 23, 2017, File No. 624-17, by Land Surveying Services, 5772 D. Mason Road, Springfield, TN 37172, Charles B. Moseley, Jr., TNRLS #778.

This property commonly known as: **8204 Highway 100 Nashville, TN 37221**

To have and to hold, the granted premises, with all the rights, easements and appurtenances thereto belonging, to the said Grantees, its successors and assigns, to their own use and behoof however.

IN WITNESS WHEREOF, we have set our hands on this the 11 day of February, 2021.

GRANTOR:
Southpaw Events, LLC

By: _____
Norma Acton, Member

STATE OF Florida COUNTY OF St. Johns

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, Norma Acton, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who upon oath, acknowledged that she is a Member of Southpaw Events, LLC, and as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by herself as Member.

WITNESS MY HAND AND OFFICIAL SEAL, this the 11th day of February, 2021.

My commission expires: 09.16.24

Notary Public (Seal)

Cody Van Zante
Notary Public
State of Florida
Comm# HH043370
Expires 9/16/2024

STATE OF ~~TENNESSEE~~ Florida COUNTY OF St. Johns

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 11th day of February, 2021.

Norma O. Acton
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 11th day of February, 2021.

My commission expires: 09.16.24

Notary Public (Seal)

Cody Van Zante
Notary Public
State of Florida
Comm# HH043370
Expires 9/16/2024