Karen Johnson Davidson County
Batch# 578960 DEEDQC
02/25/2021 02:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210225-0024132

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File No. 20120043

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23 DAY OF Feb, 2021.

NOTARY PUBLIC

My Commission expires: 8/27/22

Address of New Owner:
Island Bound Investments, LLC
3005 Jubilee Ridge Road
Franklin, TN 37069

Send Tax Bills To:
Same

Tax Information:
Map/Parcel
106-02-0-050.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 23 day of Feb, 2021, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Russell B. Roberts,** Grantor, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Island Bound Investments, LLC, a Tennessee Limited Liability Company,** Grantee, its successors and/or assigns, its entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land located in Davison County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a concrete monument situated in the westerly margin of Twin Elms Court, said point being the Northeast corner of the William Strasser property of record in Deed Book 7746, Page 855, R.O.D.C., TN, said point also being the Southeast corner of the herein described tract of land; thence leaving said road, North 79 degrees 20 minutes 03 seconds West, a distance of 207.83 feet to an iron rod; thence North 11 degrees 41 minutes 11 seconds East, a distance of 221.37 feet to an iron rod; thence, South 79 degrees 20 minutes 54 seconds East, a distance of 180.11 feet to an iron rod situated in the Easterly margin of Twin Elms Court; thence, along said road, along a curve to the left, having a central angle of 15 degrees 10 minutes 29 seconds a radius of 60.00 feet, a tangent of 7.99 feet, a length of 15.89 feet, and having a chord which bears South 23 degrees 22 minutes 56 seconds East, a distance of 15.84 feet to a concrete monument; thence, along said road, along a curve to the right, having a central angle of 41 degrees 24 minutes 48 seconds, a radius of 60.00 feet, a tangent of 22.68 feet, a length of 43.37 feet, and having a chord which bears South 09 degrees 50 minutes 38 seconds East, a distance of 42.43 feet to an iron rod; thence, along said road, South 10 degrees 39 minutes 06 seconds West a distance of 168.51 feet to the point of beginning and containing 45,119 square feet or 1.036 acres of land, more or less.

Also being Lot 2 as shown on Elm Hill Business Center of record in Plat Book 5190, Page 662, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Island Bound Investments, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from IMC Investment Corporation, a Mississippi Corporation, dated 10/23/2017 and recorded on 10/25/2017 in Instrument No. 20171025-0109409, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Russell B. Roberts by Quitclaim Deed from Island Bound Investments, LLC, a Tennessee Limited Liability Company, dated 12/18/2020 and recorded on 12/21/2020 in Instrument No. 20201221-0150957, Register's Office for Davidson County, Tennessee.

This is improved property known as:
920 and 924 Twin Elms Court, Nashville, TN 37210

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Russell B. Roberts,** has caused this instrument to be executed, this the 23 day of Feb, 2021.

Russell B. Roberts

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Russell B. Roberts,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 23 day of Feb, 2021.

NOTARY PUBLIC
My Commission expires: 8/27/22

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

202102250024132

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 24th day of February, 2021.

Notary's Signature

My Commission Expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY