Karen Johnson Davidson County
Batch# 595816 DEEDQC
03/19/2021 03:34:46 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210319-0036902

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

N.W.I.

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
McKeehan, LLC 160 Athens Way Nashville, TN 37228	SAME	07016000400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Dollar ($1.00).

Randolph Marc Lagasse
RANDOLPH MARC LAGASSE

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly III, by RANDOLPH MARC LAGASSE this 4th day of March, 2021.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. SEPT. 7, 2021

Notary Public
My Commission Expires: 9/7/21

FOR AND IN CONSIDERATION of One Dollar ($1.00), LAGASSE FAMILY PARTNERS, LLC, a Tennessee limited liability company("GRANTOR"), does hereby quitclaim and by these presents does transfer and convey unto McKEEHAN, LLC, a Tennessee limited liability company, its successors and assigns, ("GRANTEE"), all of GRANTOR'S right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS our hands this 4th day of March, 2021.

LAGASSE FAMILY PARTNERS, LLC

By: Randolph Marc LaGasse
RANDOLPH MARC LAGASSE, Manager

By: Janice McKeehan LaGasse
JANICE McKEEHAN LAGASSE, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, RANDOLPH MARC LAGASSE and JANICE McKEEHAN LAGASSE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the managers of LaGasse Family Partners, LLC and as such managers they executed the within instrument for the purposes therein contained.

Witness my hand, this 4th day of March, 2021.

NOTARY PUBLIC

My Commission Expires:

9/7/21

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. SEPT. 7, 2021

EXHIBIT A

Parcel 1

A parcel of land in the 8th Civil District, Nashville, Davidson County, Tennessee being Lot Number 8A on the Plan of Metrocenter, Tract 8A, as record in Book 4715, page 93, Register's Office for Davidson County, Tennessee, resubdividing Block "G" Section No. 1, as of record in Book 4675, page 48, being more particularly described as follows:

Beginning at a concrete monument in the easterly margin of Athenian Boulevard, 50 feet from the northerly margin of French Landing Drive; thence, N 23 deg. 44 min. 10 sec. E, 209 feet to a concrete monument; thence leaving said Boulevard, S 66 deg. 15 min 50 sec. E, 349.48 feet to a concrete monument; thence S 29 deg. 06 min. 54 sec. W, 265.65 feet to a concrete monument in the northerly margin of French Landing Drive, thence along said Drive with a curve to the left having a central angle of 5 deg. 22 min. 44 sec., a radius of 1,130.00 feet and a distance of 106.08 feet to a concrete monument; thence N 66 deg. 15 min. 50 sec. W, 168.25 feet to a concrete monument, the beginning of a curve to the right; thence, with said curve having a central angle of 90 deg. a radius of 50 feet, and a distance of 78.54 feet to a concrete monument, the point of beginning containing 2.0 acres, more or less.

Parcel 2

Land in Davidson County, Tennessee being Lot Number 8C-1 on the Plan of Resubdivision of Lot 8C, Metrocenter, as shown on plat of record in Instrument No. 201101130003662, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to LaGasse Family Partners, LLC a Tennessee Limited Liability Company by deed of record in Instrument No. 20120524-0045276, R.O.D.C.

This is improved property known as 160 Athens Way, Nashville, TN 37228.