Karen Johnson Davidson County
Batch# 617103 DEEDQC
04/16/2021 01:34:55 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210416-0051303

QUITCLAIM DEED

SUSAN BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2021.

Notary Public

My commission expires: 1/8/24

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Jacob Giesecke

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Home Work East, LLC 2610 Westwood Dr. Nashville, Tennessee 37204	New Owner	061-15-0-162.00 061-15-0-163.00 061-15-0-227.00

The purpose of this Quitclaim Deed is to consolidate all of the tax parcels referenced above into parcel 061-15-0-163.00.

HOME WORK EAST, LLC, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto **HOME WORK EAST, LLC**, a Tennessee limited liability company, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 16 day of April, 2021.

HOME WORK EAST, LLC

By: _____
Name: K. Clay Haynes
Its: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared K. Clay Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the manager of Home Work East, LLC, the within named bargainor, a Tennessee limited liability company, and that as such manager of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as K. Clay Haynes, manager of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 16th day of April, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 1/8/24

SUSAN BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, State of Tennessee described as follows, to-wit:

Tract No 1:

Land in Davidson County, Tennessee, being Lots No. 1 and 2 of Block "A' on the plan of the Resubdivision of Lots Nos. 1 and 2 of Block "A", Lots Nos. 1, 2, 3 and 4 of Block "B" and Lots Nos. 1 and 2 of Block "C" in Sunnymeade Subdivision, as of record in Book 974, Page 56, Register's office for said County.

Said Lots Nos. 1 and 2 front together 142.2 feet on the Easterly side of the Gallatin Pike and run back between parallel lines with the Southerly margin of Sunny Meade Avenue 223.5 feet to the center of an eight foot easement.

Tract No. 2:

Land in Davidson County, Tennessee, being Lot No. 10, the Northerly half of Lot No. 9, that part of a 15 foot drive and the Easterly 28 feet of a 50 foot right of way of the Nashville Gallatin Interurban Railway on the Map of MN Young's Inglewood Annex, as of record in Book 547, page 197, Register's Office for said County.

Said Lot No. 10, the Northerly part of Lot No. 9, that part of said 15-foot drive and the Easterly 28 feet of said right-of-way front together 75 feet on the Easterly side of Gallatin Road, as now located, and run back between lines 193 feet to the Westerly line of Lot No. 11 measuring 72 feet thereon.

Being the same property conveyed to Home Work East, LLC, a Tennessee limited liability company by deed from Arty LLC, a Tennessee limited liability company, of record in Instrument No. 20210224-0022675, at the Register's Office for Davidson County, Tennessee.

BEING FURTHER DESCRIBED AS:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 1 & 2; Block "A" of the Re-Subdivision of Lots 1 & 2 Block "A"; Lots 1, 2, 3, 4, Block "B"; Lots 1 & 2 Block "C"; Sunnymeade Subdivision, as of record in Plat Book 974, Pages 56, at the Register's Office for Davidson County, Tennessee and Lot 10 and part of Lot 9 of the M.N. Young's Inglewood Annex, as of record in Plat Book 547, Page 197, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing pk nail at the intersection of the southerly right-of-way line of Sunnymeade Drive and the easterly right-of-way line of Gallatin Pike;

Thence leaving the easterly right-of-way line of Gallatin Pike, with the southerly right-of-way line of Sunnymeade Drive, South 56 deg 13 min 11 sec East, 216.15 feet to an existing iron rod, at a corner common with Lot 3, Block "A" of the Re-Subdivision of Lots 1 & 2 Block "A", Lots 1, 2, 3, 4 Block "B", Lots 1 & 2 Block "C"; Sunnymeade Subdivision, also being the property of Michaell & Lynita O'Keefe, as of record in Instrument Number: 20170706-0067713, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Sunnymeade Drive, with the westerly property line of said Lot 3, South 23 deg 54 min 27 sec West, 143.39 feet to a fence post, in the northerly property line of Robin M. Dennis & Joshua A. Burns, as of record in Instrument Number: 20041103-0132772, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Robin M. Dennis & Joshua A. Burns, North 56 deg 03 min 48 sec West, 20.96 feet to concrete;

Thence with the westerly property line of Robin M. Dennis & Joshua A. Burns, South 24 deg 38 min 37 sec West, 72.67 feet to an existing iron rod, at a corner common with the property of Carl W. Banksron, Jr., Et Ux, as of record in Deed Book 5715, Page 206, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Carl W. Banksron, Jr., Et Ux, North 56 deg 58 min 33 sec West, 193.36 feet to an existing iron rod in the easterly right-of-way line of Gallatin Pike;

Thence with the easterly right-of-way line of Gallatin Pike, North 23 deg 47 min 16 sec East, 218.83 feet to the POINT OF BEGINNING. Containing 44,693 square feet or 1.026 acres more or less.

Being the same property conveyed to Home Work East, LLC, a Tennessee limited liability company by deed from Arty LLC, a Tennessee limited liability company, of record in Instrument Number: 20210224-0022676, at the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 3928, 3930, and 3932 Gallatin Pike, Nashville, Tennessee 37216.