Prepared By

Jay Ellis
911 Woodmont Blvd
Nashville, Tennessee
37204

Karen Johnson Davidson County
Batch# 657781 **DEEDQC**
06/16/2021 11:32:50 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20210616-0081318

After Recording Return To

Jay Ellis
911 Woodmont Blvd
Nashville, Tennessee
37204

TAX BILL SEND TO:

JULIE N. DUNCAN
TENNESSEE NOTARY PUBLIC
My Comm.Exp. September 2, 2024
COUNTY OF DAVIDSON

Space Above This Line for Recorder's Use

TENNESSEE QUITCLAIM DEED

State of Tennessee

Davidson County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar ($1.00) and/or other valuable consideration to the below in hand paid to:

Gus Richards Jr, a single individual, residing at 141 Greer Rd , Shelbyville, Tennessee, 37160.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to Gus and Jay Land Partners LLC with Jay Ellis acting as the Managing Member with a principal office address located at 911 Woodmont Blvd, Nashville, Tennessee, 37204 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description
DAVIDSON COUNTY TAX MAP 69, PARCEL 34.00
ABERNATHY ROAD, DAVIDSON COUNTY, TN. 37218
9.77 ACRE TRACT 1

THIS CERTAIN PARCEL OF REAL ESTATE SITUATED AND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND BEING DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A POINT IN THE EAST R.O.W. OF ABERNATHY ROAD, SAID POINT BEING APPROXIMATELY 900' FROM THE INTERSECTION OF ABERNATHY ROAD AND CLARKSVILLE PIKE, THENCE FOLLOWING THE R.O.W. OF ABERNATHY ROAD S 81-25-39 396.33' TO AN IRON PIN, THENCE S 08-52-20 W 220.00' TO AN IRON PIN, THENCE S 19-24-56 W 148.02' TO AN IRON PIN, THENCE S 49-04-47 W 563.47' TO AN IRON PIN, THENCE N 88-55-28 W 84.90' TO AN IRON PIN, THENCE S 10-35-09 W 162.69' TO AN IRON PIN, THENCE N 79-44-53 W 174.09' TO AN IRON PIN, THENCE N 05-37-07 E 170.11' TO AN IRON PIN, THENCE N 05-37-27 E 375.32' TO AN IRON PIN, THENCE S 81-31-14 E 184.30' TO AN IRON PIN, THENCE N 08-28-46 E 450.00' TO AN IRON PIN AT THE POINT OF BEGINNING CONTAINING 425,643 S.F. OR 9.77 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY ELKINS SURVEYING COMPANY DATED OCTOBER 2, 2019.

SOURCE OF TITLE
20021022 - 0129643
Any Reference to recorded instruments is reference to the Register's Office in said County.

Grantor's Signature Gus Richards Jr. Date July 31 2020
Print Name: Gus Richards Jr
Address: 141 Greer Rd , Shelbyville, Tennessee, 37160
TN DL 011890806

JULIE N. DUNCAN
TENNESSEE NOTARY PUBLIC
My Comm.Exp. September 2, 2024
COUNTY OF DAVIDSON

4/26/2021

State of Tennessee

County of ~~Bedford~~ Davidson 4/26/2021

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gus Richards Jr whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 26 day of April, 2021.

_____ **(SEAL)**

Notary Public

My Commission Expires: 9/2/2024

JULIE N. DUNCAN
TENNESSEE NOTARY PUBLIC
My Comm. Exp. September 2, 2024
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant's Signature _____ TN DL 056440301

State of Tennessee

County of ~~Bedford~~ Davidson 4/26/2021

Subscribed and sworn before me this 26 day of April, 2021.

Notary Public 4/26/2021

