Karen Johnson Davidson County
Batch# 664760 DEEDQC
06/24/2021 03:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210624-0086101

THIS INSTRUMENT PREPARED BY: **WILL G. BROWN** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Sharon J Muller Affiant Subscribed and sworn to before me, this 24th day of June, 2021. Lynne B. Jervis Notary Public My commission expires: 3-8-22

Address New Owner As Follows: TriStar Properties, LLC 506 Brook Hollow Road Nashville, TN 37205	Send Tax Bills To: NEW OWNER	Map-Parcel Number: 051-00-0-007.00 051-00-0-006.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **CHRISTOPHER MICHAEL FRANCESCON,** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **TRISTAR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** all right, title

and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A tract of land in the Third Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being described according to a survey by: Ragan Smith-Associates, Inc. - Job No. 83-147 Work Order No. 6006, Dated: February 15, 1999 and being more particularly described as follows:

Beginning at an iron pin (set) in the southerly right-of-way line of Chadwell Drive, (50' public right-of-way) that is North 87 degrees 23 minutes 57 seconds West, a distance of 530.75 feet from the intersection of said right-of-way line and the westerly right-of-way line of South Graycroft Avenue; thence,

1. Leaving said right-of-way line, South 02 degrees 35 minutes 13 seconds West, a distance of 727.29 feet to an iron pin (set); thence,
2. North 87 degrees 15 minutes 20 seconds West, a distance of 440.00 feet to an iron pin (set); thence,
3. North 04 degrees 26 minutes 17 seconds East, a distance of 100.00 feet to an existing iron pin; thence,
4. North 16 degrees 27 minutes 08 seconds East, a distance of 645.00 feet to an existing concrete monument disturbed in the southerly right-of-way line of Chadwell Drive; thence,
5. With said right-of-way line, South 87 degrees 23 minutes 57 seconds East, a distance of 282.20 feet to the Point of Beginning and containing 269,183 square feet or 6.180 acres, more or less, as calculated by the above courses and distances.

Being the same property conveyed to CHRISTOPHER MICHAEL FRANCESCON, by deed from DUE WEST TOWERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200622-0067098, dated June 19, 2020, said Register's Office.

The legal description is the same as in the previous deed of record.

This is unimproved property known as **1101 and 0 Chadwell Drive, Madison, TN 37115**.

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

WITNESS my hand this 24th day of June, 2021.

CHRISTOPHER MICHAEL FRANCESCON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER MICHAEL FRANCESCON, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 24th day of June, 2021.

Penelope B Pagonis
Notary Public

My Commission Expires: 3/7/2023

PENELOPE B. PAGONIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

True Copy Certification

I, William G. Brown, 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

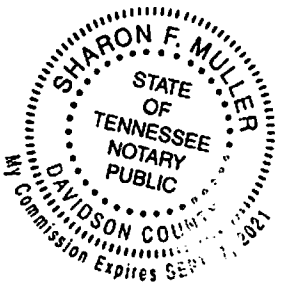
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, William G. Brown, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary's Seal



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