Karen Johnson Davidson County
Batch# 669731 DEEDQC
07/01/2021 12:48:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210701-0089405

THIS INSTRUMENT PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, Tennessee 37201
(615) 256-9999

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 29th day of June, 2021.

Notary Public

My Commission Expires: _____

QUITCLAIM DEED

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Bristol Dickerson Pike Partners, LLC 381 Mallory Station Rd., Suite 204 Franklin, TN 37067	New Owner	Map/Parcel 071-11-0-010.00 Map/Parcel 071-15-0-001.00 Map/Parcel 071-15-0-002.00 Map/Parcel 071-10-0-181.00 Map/Parcel 071-10-0-182.00 Map/Parcel 071-10-0-183.00 Map/Parcel 071-10-0-184.00 Map/Parcel 071-10-0-185.00 Map/Parcel 071-14-0-269.00 Map/Parcel 071-14-0-270.00 Map/Parcel 071-14-0-271.00 Map/Parcel 071-14-0-272.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **MADONNA C. DANIEL, AS TRUSTEE OF THE CHARLES F. DANIEL JR. TRUST UNDER AGREEMENT DATED APRIL 20, 2012 ("Grantor"),** by these presents, quitclaims, grants and conveys unto **BRISTOL DICKERSON PIKE PARTNERS, LLC**, a Tennessee limited liability company **("Grantee")**, its successors and assigns, all its right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

ALL THAT TRACT OR PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

Being also known as Parcels on Dickerson Pike & Elmhurst Avenue Nashville, Tennessee 37207.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 29th day of June, 2021.

Madonna C Daniel

MADONNA C. DANIEL, as Trustee of
the Charles F. Daniel Jr., Trust under agreement
dated April 20, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Madonna C. Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Charles F. Daniel, Jr. Trust under agreement dated April 20, 2012, the within named bargainor, and that she as such Trustee as authorized on behalf of the trust, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 29th day of June, 2021.

Notary Public

My commission expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1, 2, 3, 4, 5, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28, Block "C" on the Plan of East View Subdivision of record in Plat Book 547, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

INCLUDED in the above described property, but specifically EXCLUDED from this description is the northern 10 feet of Lot No. 19, Block "C" conveyed to Edwin R. Baskin of record in Book 3529, Page 209.

Also, INCLUDED in the above described property, but specifically EXCLUDED from this description is that portion of Lot Nos. 1, 2, 3, 4 and 5 conveyed to Davidson County, Tennessee by an unrecorded easement, grant or conveyance for the purpose of the widening of Dickerson Road, now known as Dickerson Pike.

Being the same property conveyed to Bristol Dickerson Pike Partners, LLC, a Tennessee Limited Liability Company and Charles F. Daniel, Ashlyn Pierce Meneguzzi and Samuel C. Yeager by Deed from Michael E. Douglas of record in Instrument No. 20170501-0042539, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Bristol Dickerson Pike Partners, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from The Estate of Charles F. Daniel, Ashlyn Pierce Meneguzzi and Samuel C. Yeager of record in Instrument No. 20210122-0010075, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Bristol Dickerson Pike Partners, LLC, a Tennessee Limited Liability Company by Quitclaim Deed to Combine Tax Parcels of record in Instrument No. 20210122-0010076, Register's Office for Davidson County, Tennessee.

The above property is also known as follows:

Being a tract of land located in Davidson County Tennessee, and being more particularly described as follows, according to a survey made by Paul G. Weatherford, RLS TNRLS# 1941, Weatherford and Associates, LLC, P.O. Box 8248, Hermitage, TN 37076:

Beginning at a new iron rod set in the Northwest intersection of the Right-of-Way of Dickerson Pike and Lucile Street;

Thence, with the North Right of Way of Lucile Street (50' Right-of-Way) NORTH 81 DEGREES 36 MINUTES 00 SECONDS WEST, 465.83 Feet to a new iron rod set at the intersection of Lucile Street and Elmhurst Avenue (50' Right-of-Way);

Thence, with the East Right-of-Way of said Elmhurst Avenue, NORTH 15 DEGREES 32 MINUTES 23 SECONDS EAST, 478.29 Feet to an iron rod set;

Thence, leaving said Right-of-Way, SOUTH 71 DEGREES 45 MINUTES 57 SECONDS EAST, 164.98 Feet to a new iron rod;

Thence, SOUTH 17 DEGREES 33 MINUTES 44 SECONDS WEST, 44.62 Feet to a nail set in the top of an old wall;

Thence, SOUTH 71 DEGREES 38 MINUTES 43 SECONDS EAST, 348.70 Feet to the West Right-of-Way of Dickerson Pike (SR-11, 66 foot Right-of-Way), passing through an old 5/8" iron rod witnessing said point at 5.3 feet;

Thence, with said Right-of-Way, SOUTH 23 DEGREES 39 MINUTES 06 SECONDS WEST, 289.37 Feet;

Thence, with a curve turning to the left with an arc length of 65.00 Feet, with a radius of 2898.00 feet, with a chord bearing of SOUTH 23 DEGREES 00 MINUTES 33 SECONDS WEST, with a chord length of 65.00 feet to the point of beginning and containing 197,844 Square Feet or 4.54 Acres.

Certificate of Authenticity

I, Bobbie Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 29, 2021.

Date

Bobbie Cooper

Affiant Signature

June 29, 2021

Date

State of Tennessee

County of Davidson

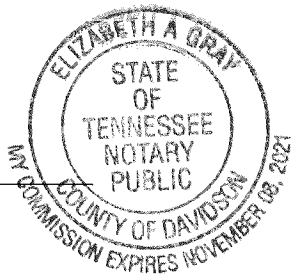
Sworn to and subscribed before me this 29th day of June, 2021.

Beth Gray

Notary's Signature

My Commission Expires: 11/8/21

Date



Notary's Seal (if on paper)