This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Ave., Suite 1550
Nashville, Tennessee 37203
Attn: R. Michael Shoptaw, Esq.

Karen Johnson Davidson County
Batch# 675907 DEEDQC
07/13/2021 12:10:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210713-0094109

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Barry J. Gammons P.O. Box 330610 Nashville, TN 37203	Same as New Owner	10412009100

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **ONE HUNDRED PERCENT LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **BARRY J. GAMMONS**, a sole proprietor (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 08 day of July, 2021, but is effective as of the 09 day of July, 2021.

GRANTOR:

ONE HUNDRED PERCENT LLC,
a Tennessee limited liability company

By: _____
Name: Ken Royer
Title: Sole Member and Manager

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ken Royer, the Sole Member and Manager of **ONE HUNDRED PERCENT LLC**, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Sole Member and Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Ken Royer, as such Sole Member and Manager.

Witness my hand and official seal this 8 day of July, 2021.

My Commission Expires:

11·5·24

_____
Notary Public

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024

AFFIDAVIT OF VALUE

I, Will Rogers, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 09 day of July, 2021.

Affiant

Notary Public

My Commission Expires: 08-24-2024

LISA FARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

EXHIBIT "A"

Legal Description of the Property

Being a parcel of land located in Nashville, Davidson County, Tennessee, being Lot 3 on the Plan of Calhoun Subdivision as recorded in Plat Book 161, Page 156 in the Davidson County Register of Deeds; bounded on the north by Nancy G. Hodes as recorded in Instrument Number 20020710-0083017, RODC, bounded on the east by the western right-of-way of Alley #922, bounded on the south by Mitchell and wife Amy Wright as recorded in Instrument Number 20071227-0148102, Davidson County Register of Deeds, and bounded on the west by the eastern right of way of 21st Avenue South (U.S. Highway 431/State Route 106).

Parcel being more particularly described as follows:

POINT OF BEGINNING being a "X" mark on concrete wall in the eastern right of way of 21st Avenue South (U.S. Highway 431/State Route 106) lying approximately 100 feet southwest of the point of intersection of eastern right of way of 21st Avenue South and the southern right of way of Portland Avenue, said point being the southwest corner of by Nancy G. Hodes as recorded in Instrument Number 20020710-0083017, Davidson County Register of Deeds; thence with said line **South 82 Degrees 08 minutes 44 seconds East for 160.10 feet** to a set 5/8" diameter iron rebar with TTL cap in the western right of way of Alley #922;

Thence with said right of way of Alley #922 **South 07 Degrees 03 minutes 04 Seconds West for 50.00 feet** to a found 5/8" diameter iron rebar corner with Michael Wright and wife Amy Wright recorded in Instrument Number 20071227-01481020 in Davidson County Register of Deeds;

Thence with said line **North 82 Degrees 07 Minutes 05 Seconds West for 157.96 feet** to an found railroad spike in the eastern right of way of 21st Avenue South (U.S. Highway 431/State Route 106;

Thence with said right of way **North 04 Degrees 35 Minutes 55 Seconds East for 50.00 feet** to the point of beginning.

Parcel containing **7945 square feet** more or less or **0.18 Acres** more of Bearings based on Tennessee State Plane Coordinate System

Description prepared by Kenneth D. Church TN RLS 1004, TTL USA, 5010 Linbar Drive, # 153, Nashville, Tennessee.

Being the same property conveyed to Royer Properties, LLC by Quitclaim Deed from 1935 Partners, a Tennessee general partnership, dated December 19, 2019 and recorded on December 31, 2019 at Instrument Number 20191231-0134715, Register's Office of Davidson County, Tennessee.

Royer Properties, LLC having since changed its name to One Hundred Percent LLC, a Tennessee limited liability company as evidenced by articles of Amendment of record in Instrument Number 20210507-0061929, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, AL FRAZIER, 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 July 8, 2021 (date of document).

Affiant Signature

July 6, 2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 1-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY