Karen Johnson Davidson County
Batch# 680915 DEEDQC
07/21/2021 02:59:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210721-0098051

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 13th day of July, 2021. Notary Public My Commission Expires:

BROOKE RECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Tracy Ann Guarino, Trustee 1 Music Circle South, Suite 330 Nashville, Tennessee 37203	SAME	144 00 0 054.00 144 00 0 055.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tracy Ann Guarino**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached

hereto and incorporated herein by reference to **Sun-Drop Terrace, LLC, a Tennessee limited liability company**, and its successors and assigns, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 13th day of July, 2021.

Tracy Ann Guarino

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracy Ann Guarino, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 13th day of July, 2021.

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

TRACT 1: Map 144 Parcel 54

A certain tract or parcel of land in Davidson County, State of Tennessee, lying in the 7th Civil District of said County, and described partly according to a plat prepared by William Collier Parrish Associates, Engineers, December 21, 1954, as follows:

Beginning at a post near an elm and hickory, in the west line of the Porter property, in the east line of the Flanery property, at the northwest corner of this tract, in a fence line; thence along said fence, along Flanery's new east line, and along the easterly line of the Hassenfeld property, as follows: South 4 degrees 45' east 272.5 feet to a post, south 21° 45' east 67.5 feet to a post at a locust tree, south 2° west 162 feet to a post at a gate, south 0 degrees 40' west 381 feet to an iron pin in a fence in the north line of the Roland property; thence with Roland's line, along a fence, south 57 degrees east 315 feet to a post in a fence, in Porter's line; thence with Porter's line as follows: North 27° 30' east 227 feet to a locust post, north 8° 30' east 590 feet to a post, north 62° west, along a fence, 550 feet to the beginning, containing 7.7 acres, more or less.

Together with a right-of-way 20 feet in width along the north and east lines of the Flanery property, which right-of-way is described as follows:

Beginning at a point, being the point of beginning of the tract above described and running thence north 4° 45' west 125 feet to a post in the south line of the Werthan property; thence with Werthan's south line, north 70° west, along a fence, 1168 feet to the center line of Hillsboro Road; thence with the center line of same, southwestwardly 20 feet to a point; thence south 70° east 1168 feet to a point; thence south 4 degrees 45' east 125 feet to a point; thence south 70° east 20 feet more or less, to a point in the westerly line of the land above described; thence with the westerly line of same, north 4° 45' west 20 feet, more or less, to the beginning.

TRACT 2: Map 144 Parcel 55

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, July 31, 1940, as follows:

Beginning at a point in the center of the Hillsboro Turnpike, the northwest corner of a tract of land conveyed to Hugh W. Stallworth and wife, by deed from W. A. Byrn and wife, as of record in Book 1081, page 508, Register's Office for said County; thence with the center line of the Hillsboro Road, north 20° 30' east 418 feet; thence south 71° 45' east 1429 feet; thence south 0 degrees 30' east 385 feet to a fence corner in the north line of the Rowland property; thence with Rowland's north line north 58° west 303 feet; thence south 15° west 101 feet to an iron pin and hackberry; thence north 71 degrees 45' west 1270 feet to the center of Hillsboro Road, the point of beginning, containing 13.75 acres, more or less.

Being the same property conveyed to Tracy Guarino by deed from Joseph D. Calabrace, of record as Instrument No. 20151230-0131024, Register's Office for Davidson County, Tennessee.

Tracy Ann Guarino and Tracy Guarino are one and the same person.

This is improved property known as 5840 Hillsboro Pike, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 13, 2021.

7-19-2021
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of July, 2021.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

