This Instrument Prepared By:

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Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
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Karen Johnson Davidson County
Batch# 681702 DEEDQC
07/22/2021 11:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210722-0098537

Address New Owner as Follows:	*Send Tax Bills To*
5808 Charlotte Retail Partners, LLC 3705 Wimbledon Road Nashville, Tennessee 37215	5808 Charlotte Retail Partners, LLC 3705 Wimbledon Road Nashville, Tennessee 37215
Map & Parcel No.: 09114009000 & 09114025600	

QUITCLAIM DEED

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 and sufficiency of which are hereby acknowledged, **TERRY L. PAGE** and **SEARCY B. PAGE, JR.** as Co-Personal Representatives of The Estate of Mary Maxine Page, probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 20P2024, and as Co-Trustees of the Residuary Trust created under the probated Last Will and Testament of Mary Maxine Page ("**Grantors**"), have bargained and sold, and by these presents do hereby quitclaim and convey to **5808 CHARLOTTE RETAIL PARTNERS, LLC**, a Tennessee limited limited liability company ("Grantee"), all of their right, title and interest in the real property being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

The Property is improved real property located at 5806 & 5808 Charlotte Pike, Nashville, Tennessee.

This conveyance of Grantors' interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ~~$0.00~~.

Affiant

Subscribed and sworn to me this 16 day of July, 2021.

NOTARY PUBLIC
My Commission Expires: 3/3/2023

NICHOLAS PERENICH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed as of the 16 day of July, 2021.

GRANTORS:

Terry L. Page, Co-Personal Representative and Co-Trustee

Searcy B. Page, Jr., Co-Personal Representative and Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Terry L. Page and Searcy B. Page, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Personal Representatives of The Estate of Mary Maxine Page, probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 20P2024, and as Co-Trustees of the Residuary Trust created under the probated Last Will and Testament of Mary Maxine Page (the "Grantors"), and are authorized to execute this instrument on behalf of the Grantors.

WITNESS my hand and seal at office this 16 day of July, 2021.

Notary Public

My Commission Expires: 3/3/2025

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description
Parcels 90.00 and 256.00

BEING located in the 20th Councilmanic District of Davidson County, Tennessee, being located northeasterly of the U.S. Highway 70 (State 24, Charlotte Pike) and Lellyett Street intersection and being Lots 4, 5 and 6 of the Map of West Nashville Heights as recorded in Plat Book 332, Page 127 in the Register's Office of Davidson County, Tennessee and also being all of the Mary Page Property as recorded in Instrument #20200803-0084996 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at new masonry nail and washer in the northerly right-of-way of U.S. Highway 70 (State 24, Charlotte Pike) said monument being the southwesterly corner common to Lot 6 of the Map of West Nashville Heights and also being the southeasterly corner common to the Davidson County Board of Education Property as recorded in Deed Book 1148, Page 238 in the Register's Office of Davidson County, Tennessee;

Thence leaving said northerly right-of-way of U.S. Highway 70 (State 24, Charlotte Pike) and continuing along with the westerly line of Lot 6 of the Map of West Nashville Heights, N 05°41'34" W a distance of 160.00' to a new iron pin monument, said monument being the centerline of Abandoned Public Alley #1520 (closed by ordinance #67-102);

Thence continuing along with the centerline of Abandoned Public Alley #1520, N 80°03'02" E a distance of 150.00' to a new iron pin monument, said monument being the corner common to the Cook Out Charlotte Pike, Inc. Property as recorded in Instrument #20160420-0038178 in the Register's Office of Davidson County, Tennessee;

Thence leaving said centerline of Abandoned Public Alley #1520 and continuing along with the westerly line of Lot 3 of the Map of West Nashville Heights, S 05°41'34" E a distance of 160.00' to a new masonry nail and washer in the northerly right-of-way of U.S. Highway 70 (State 24, Charlotte Pike);

Thence continuing along with the northerly right-of-way of U.S. Highway 70 (State 24, Charlotte Pike), S 80°03'02" W a distance of 150.00' to a new masonry nail and washer, which is the point of beginning, having an area of 23,933 square feet, 0.55 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated March 16, 2021.

Being the same property conveyed to Mary Maxine Page by Quitclaim Deed of record in Instrument No. 202008030084996, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Matt Foster, 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 on 07/16/2021.

Signature

Date: 07/19/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jennifer DiPerna, a notary public for this county and state, Matt Foster 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: 01/08/2024
Notary Seal

