Karen Johnson Davidson County
Batch# 707917 DEEDQC
08/31/2021 02:10:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20210831-0117394

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF August, 2021

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elevate West, LLC	**Same**	
(NAME)	(NAME)	**10302016200; 10302016300; 10306002700**
500 Creative Way, Unit 26		
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

GREG FARRICIELLI, UNMARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

ELEVATE WEST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT I: PARCEL ID# 10302016200

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING PART OF LOT 3 OF THE REVISED PLAN OF RICHLAND MEADOWS, SECTION IV, AS OF RECORD IN PLAT BOOK 2330, PAGE 95, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF WHITE BRIDGE ROAD, AT A CORNER COMMON WITH LOT 4 OF SAID REVISED PLAN OF RICHLAND

MEADOWS, SECTION IV, ALSO BEING THE PROPERTY OF ARLENE L. NEWSOME & MARLA L. BURNS, ET AL, AS OF RECORD IN INSTRUMENT NO. 20190403-0030466, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF WHITE BRIDGE ROAD, WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 60.08 FEET, THE CENTRAL ANGLE OF WHICH IS 01 DEG 10 MIN 57 SEC, THE RADIUS OF WHICH IS 2910.70 FEET, THE CHORD OF WHICH IS NORTH 03 DEG 19 MIN 42 SEC WEST, 60.08 FEET TO A POINT AT A CORNER COMMON WITH LOT 2 OF SAID REVISED PLAN OF RICHLAND MEADOWS, SECTION IV, ALSO BEING THE SAME PROPERTY CONVEYED TO ARLENE L. NEWSOME & MARLA L. BURNS, ET AL, AS OF RECORD IN INSTRUMENT NO. 20190403-0030466, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF WHITE BRIDGE ROAD, WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT 2, NORTH 83 DEG 46 MIN 19 SEC EAST, 168.56 FEET TO A POINT IN THE WESTERLY PROPERTY LINE OF LOT 7 OF SAID REVISED PLAN OF RICHLAND MEADOWS, SECTION IV, ALSO BEING THE PROPERTY OF LESLIE H. RUDLOFF, AS OF RECORD IN INSTRUMENT NUMBER: 20130815-0085869, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE WESTERLY PROPERTY LINE OF SAID LOT 7, SOUTH 45 DEG 06 MIN 57 SEC WEST, 96.06 FEET TO AN EXISTING IRON PIPE, AT A CORNER COMMON WITH SAID LOT 4 AND LOT 6 OF SAID REVISED PLAN OF RICHLAND MEADOWS, SECTION IV, ALSO BEING THE PROPERTY OF RONALD E. MURPHY, ET UX, AS OF RECORD IN DEED BOOK 8804, PAGE 438, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY PROPERTY LINE OF SAID LOT 4, SOUTH 83 DEG 46 MIN 09 SEC WEST, 96.58 FEET TOT HE POINT OF BEGINNING. CONTAINING 7,948 SQUARE FEET OR 0.182 ACRES MORE OR LESS.

BEING A PART OF THE SAME PROPERTY CONVEYED TO GREG FARRICIELLI BY WARRANTY DEED FROM ESTATE OF SYLVIA ROSE BARISH OF RECORD AS INSTRUMENT NO. 20201112-0133683 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 6, 2020 AND RECORDED ON NOVEMBER 12, 2020.

TRACT II: PARCEL ID# 10302016300

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING PART OF LOT 2 OF THE REVISED PLAN OF RICHLAND MEADOWS, SECTION IV, AS OF RECORD IN PLAT BOOK 2330, PAGE 95, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT PK NAIL SET IN THE EASTERLY RIGHT-OF-WAY LINE OF WHITE BRIDGE ROAD, AT A CORNER COMMON WITH LOT 1 OF SAID REVISED PLAN OF RICHLAND MEADOWS, SECTION IV, ALSO BEING PART OF THE SAME PROPERTY CONVEYED TO ARLENE L. NEWSOME & MARLA L. BURNS, ET AL, AS OF RECORD IN INSTRUMENT NO. 20190403-0030466, AT REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF WHITE BRIDGE ROAD, WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT 1, NORTH 83 DEG 50 MIN 11 SEC EAST, 174.58 FEET TO AN EXISTING IRON ROD IN THE WESTERLY PROPERTY LINE OF SAID LOT 12 OF SAID REVISED PLAN OF RICHLAND MEADOWS, SECTION IV, ALSO BEING THE PROPERTY OF JOHN & EMILEE R. MORGAN, AS OF RECORD IN INSTRUMENT NO. 20190214-0013940, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE WESTERLY PROPERTY LINE OF SAID LOT 12, SOUTH 06 DEG 51 MIN 22 SEC EAST, 53.05 FEET TO AN EXISTING CONCRETE MONUMENT, AT A CORNER COMMON WITH LOT 7 OF SAID REVISED PLAN OF RICHLAND MEADOWS, SECTION IV, ALSO BEING THE PROPERTY OF LESLIE H. RUDLOFF, AS OF RECORD IN INSTRUMENT NO. 20130815-0085869, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND A CORNER COMMON WITH LOT 11 OF SAID REVISED PLAN OF RICHLAND MEADOWS, SECTION IV, ALSO BEING THE PROPERTY OF LUCILLE BRUNKER, AS OF RECORD IN INSTRUMENT NO. 20180423-0037746, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE WESTERLY PROPERTY LINE OF SAID LOT 7, SOUTH 45 DEG 06 MIN 57 SEC WEST, 10.75 FEET TO A POINT AT A CORNER COMMON WITH LOT 3 OF SAID REVISED PLAN OF RICHLAND MEADOWS, SECTION IV, ALSO BEING THE PROPERTY OF ARLENE L. NEWSOME & MARLA L. BURNS, ET AL, AS OF RECORD IN INSTRUMENT NO. 20190403-0030466, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY PROPERTY LINE OF SAID LOT 3, SOUTH 83 DEG 46 MIN 09 SEC WEST, 168.56 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF WHITE BRIDGE ROAD;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF WHITE BRIDGE ROAD, WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 60.00 FEET, THE CENTRAL ANGLE OF WHICH IS 01 DEG 10 MIN 51 SEC, THE RADIUS OF WHICH IS 2910.79 FEET, THE CHORD OF WHICH IS NORTH 04 DEG 30 MIN 37 SEC WEST, 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,490 SQUARE FEET OR 0.241 ACRES MORE OR LESS.

BEING A PART OF THE SAME PROPERTY CONVEYED TO GREG FARRICIELLI BY WARRANTY DEED FROM ESTATE OF SYLVIA ROSE BARISH OF RECORD AS INSTRUMENT NO. 20201112-0133683 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 6, 2020 AND RECORDED ON NOVEMBER 12, 2020.

<u>TRACT III</u>: PARCEL ID# 10306002700

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING PART OF LOT 4 OF THE REVISED PLAN OF RICHLAND MEADOWS, SECTION IN, AS OF RECORD IN PLAT BOOK 2330, PAGE 95, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT PK NAIL SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF OAKMONT CIRCLE, AND THE EASTERLY RIGHT-OF-WAY LINE OF WHITE BRIDGE ROAD;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF OAKMONT CIRCLE, WITH THE EASTERLY RIGHT-OF-WAY LINE OF WHITE BRIDGE ROAD, WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 49.66 FEET, THE CENTRAL ANGLE OF WHICH IS 94 DEG 50 MIN 56 SEC, THE RADIUS OF WHICH IS 30.00 FEET, THE CHORD OF WHICH IS NORTH 48 DEG 48 MIN 23 SEC WEST, 44.18 FEET TO AN IRON ROD SET;

THENCE WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 68.85 FEET, THE CENTRAL ANGLE OF WHICH IS 01 DEG 21 MIN 19 SEC, THE RADIUS OF WHICH IS 2910.79 FEET, THE CHORD OF WHICH IS NORTH 02 DEG 03 MIN 34 SEC WEST, 68.85 FEET TO A POINT, AT A CORNER COMMON WITH LOT 3 OF THE REVISED PLAN OF RICHLAND MEADOWS, SECTION IV, ALSO BEING PART OF THE PROPERTY OF ARLENE L. NEWSOME & MARLA L. BURNS, ET AL, AS OF RECORD IN INSTRUMENT NO. 20190403-0030466, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF WHITE BRIDGE ROAD, WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT 3, NORTH 83 DEG 46 MIN 09 SEC EAST, 96.58 FEET TO AN EXISTING IRON PIPE, AT A CORNER COMMON WITH LOT 6 OF SAID REVISED PM OF RICHLAND MEADOWS, SECTION IV, ALSO BEING THE PROPERTY OF RONALD E. MURPHY, ET UX, AS OF RECORD IN DEED BOOK 8804, PAGE 438, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE WESTERLY PROPERTY LINE OF SAID LOT 6, SOUTH 06 DEG 13 MIN 51 SEC EAST, 10120 FEET TO AN IRON ROD SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF OAKMONT CIRCLE;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OAKMONT CIRCLE, SOUTH 83 DEG 46 MIN 09 SEC WEST, 71.70 FEET TO THE POINT OF BEGINNING. CONTAINING 9,910 SQUARE FEET OR 0.228 ACRES MORE OR LESS.

BEING A PART OF THE SAME PROPERTY CONVEYED TO GREG FARRICIELLI BY WARRANTY DEED FROM ESTATE OF SYLVIA ROSE BARISH OF RECORD AS INSTRUMENT NO. 20201112-0133683 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 6, 2020 AND RECORDED ON NOVEMBER 12, 2020.

TRACT I:

THIS CONVEYANCE IS SUBJECT TO: TAXES FOR 2021, AND SUBSEQUENT YEARS; THE PLAN OF RECORD IN BOOK 2330, PAGE 95, SAID REGISTER'S OFFICE, SHOWS AN OWNER'S CERTIFICATE, A MINIMUM BUILDING SETBACK LINES AND EASEMENT(S) TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. RESTRICTIONS CONTAINED IN INSTRUMENTS OF RECORD IN BOOK 2541, PAGE 577, SAID REGISTER'S OFFICE. EASEMENTS FOR THE RIGHT TO ENTER, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REBUILD, ENLARGE AND PATROL NOW EXISTING OR FUTURE UTILITIES, INCLUDING DRAINAGE FACILITIES, TOGETHER WITH THEIR APPURTENANCES AS RETAINED BY THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, AS RETAINED BY AGREED ORDER IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, CASE NO. 20-0212-W. SUBJECT TO A 10 FOOT SEWER EASEMENT AS SHOWN ON THE PLAN OF RECORD IN

BOOK 2330, PAGE 95, SAID REGISTER'S OFFICE, AND ON THE SURVEY OF CHERRY LAND SURVEYING, INC., DATED AUGUST 14, 2019.

TRACT II:

THIS CONVEYANCE IS SUBJECT TO: TAXES FOR 2021, AND SUBSEQUENT YEARS; THE PLAN OF RECORD IN BOOK 2330, PAGE 95, SAID REGISTER'S OFFICE, SHOWS AN OWNER'S CERTIFICATE, A MINIMUM BUILDING SETBACK LINES AND EASEMENT(S) TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. RESTRICTIONS CONTAINED IN INSTRUMENTS OF RECORD IN BOOK 2541, PAGE 577, SAID REGISTER'S OFFICE. EASEMENTS FOR THE RIGHT TO ENTER, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REBUILD, ENLARGE AND PATROL NOW EXISTING OR FUTURE UTILITIES, INCLUDING DRAINAGE FACILITIES, TOGETHER WITH THEIR APPURTENANCES AS RETAINED BY THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, AS RETAINED BY AGREED ORDER IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, CASE NO. 20-0212-IV. SUBJECT TO A 10 FOOT SEWER EASEMENT AS SHOWN ON THE PLAN OF RECORD IN BOOK 2330, PAGE 95, SAID REGISTER'S OFFICE, AND ON THE SURVEY OF CHERRY LAND SURVEYING, INC., DATED AUGUST 14, 2019.

TRACT III:

THIS CONVEYANCE IS SUBJECT TO: TAXES FOR 2021, AND SUBSEQUENT YEARS; THE PLAN OF RECORD IN BOOK 2330, PAGE 95, SAID REGISTER'S OFFICE, SHOWS AN OWNER'S CERTIFICATE, A MINIMUM BUILDING SETBACK LINES AND EASEMENT(S) TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. RESTRICTIONS CONTAINED IN INSTRUMENTS OF RECORD IN BOOK 2541, PAGE 577, SAID REGISTER'S OFFICE. EASEMENTS FOR THE RIGHT TO ENTER, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REBUILD, ENLARGE AND PATROL NOW EXISTING OR FUTURE UTILITIES, INCLUDING DRAINAGE FACILITIES, TOGETHER WITH THEIR APPURTENANCES AS RETAINED BY THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, AS RETAINED BY AGREED ORDER IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, CASE NO. 20-0212-N. SUBJECT TO A 10 FOOT SEWER EASEMENT AS SHOWN ON THE PLAN OF RECORD M BOOK 2330, PAGE 95, SAID REGISTER'S OFFICE, AND ON THE SURVEY OF CHERRY LAND SURVEYING, INC., DATED AUGUST 14, 2019.

THIS CONVEYANCE IS FURTHER SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is improved property known as: **262 White Bridge Pike, Nashville, TN 37209;**
264 White Bridge Pike, Nashville, TN 37209;
5540 Oakmont Circle, Nashville, TN 37209.

Witness our hands this the 25 day of August, 2021.

Greg Farricielli

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 25 day of August, 2021.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Elizabeth Yerger, 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 **August 25, 2021**.

Date

Affiant Signature

August 25, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25th** day of **August**, 20**21**.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON