Karen Johnson Davidson County
Batch# 752057 DEEDQC
11/09/2021 12:57:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211109-0149592

NEW OWNER:
219 SHADY GROVE RD LLC
109 N CASTLE HEIGHTS AVE
LEBANON, TN 37087

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: DBF/rlc

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE SEARCH PERFORMED AND NO TAX ADVICE GIVEN.

Map & Parcel: 084-16-0-170.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **MARK LINEBERRY, TRUSTEE OF THE SHADY GROVE ROAD TRUST, DATED SEPTEMBER 3, 2021,** has this day bargained and sold and does hereby quitclaim and convey unto **219 SHADY GROVE RD LLC, a Tennessee limited liability company,** its successors and assigns, forever, all of their right, title, interest in and to the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Beginning at a set mag nail with washer in the eastern right of way of Shady Grove Road corner with Fred O. Williams recorded in Deed Book 8864 Page 19 in the Davidson County Register of Deeds said mag nail being located North 02 Degrees 57 Minutes 07 Seconds East 100.00' from a found ½" diameter iron rebar with cap RLS 1170, thence with said right of way North 02 Degrees 11 Minutes 20 Seconds West for 100.00 feet to a set mag nail with washer common corner with J. Gary Allen recorded in Deed Book 5807 Page 452 in the Davison County Register of Deeds; Thence with said line South 88 Degrees 21 Minutes 30 Seconds East for 200.59 feet to a set 5/8" iron rebar with TTL Cap in the line of Shady Grove Partners recorded in Deed Instrument Number 20151027-010938 in the Davison County Register of Deeds; Thence with said line South 02 Degrees 11 Minutes 20 Seconds West for 110.00 feet to a found ½" diameter iron rebar common corner with Michael S. Petty recorded in Deed Instrument Number 20060412-0042242 in the Davidson County Register of Deed (Lot 4 B.H. W Corporation, Plat Book 5200 Page 555) and common corner Fred O. Williams recorded in Deed Book 8864 Page 19 in the Davidson County Register of Deeds; Thence with said line North 88 Degrees 21 minutes 30 Seconds West for 200.59 feet to the point of beginning. Parcel containing 0.51 Acres more or less. (22,064.07 square feet more or less) Land description prepared by Kenneth D. Church, RLS TN 1004, 5010 Linbar Drive, #153, Nashville, Tennessee 37211, phone number 315-332-2651 per survey dated May 7, 2019. Source of North per Plat Book 5200, Page 555.

Being the same property conveyed to The Shady Grove Road Trust, dated September 3, 2021, Mark Lineberry, Trustee, by Quitclaim Deed from John Mires, dated September 3, 2021, and of record in Instrument No. 20210910-0121655, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of 219 SHADY GROVE ROAD, NASHVILLE, TN 37214.

THIS CONVEYANCE is made subject to taxes, restrictions, easements, rights-of-way, and roadways, zoning and other matters as may affect the premises.

WITNESS OUR SIGNATURE hereto this 4th day of November, 2021.

THE SHADY GROVE ROAD TRUST, DATED SEPTEMBER 3, 2021

MARK LINEBERRY, TRUSTEE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARK LINEBERRY, TRUSTEE OF THE SHADY GROVE ROAD TRUST, DATED SEPTEMBER 3, 2021**, 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 at office this 4th day of November, 2021.

NOTARY PUBLIC

My commission expires: 02-14-2024

DIANN CARMACK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed to before me this 4th day of November, 2021.

NOTARY PUBLIC

My commission expires: 02-14-2024

DIANN CARMACK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY