Karen Johnson Davidson County
Batch# 769706 DEEDQC
12/08/2021 09:35:50 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211208-0162634

THIS INSTRUMENT PREPARED BY:
Wood Stabell Law Group
4535 Harding Pike Ste. 100
Nashville, Tennessee 37205

ADDRESS NEW OWNER:
Volunteer 310 GV, LLC
301 Riverstone Blvd.
Nashville, TN 37214

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 019-14-0
Parcel 011.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Richard J. Keaton and Julie A. Keaton, Trustees of the Keaton Living Trust, dated February 25, 1997** (hereinafter, the "Grantor"), do hereby quitclaim and convey unto **Volunteer 310 GV, LLC,** a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of the Grantors' right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, which are described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

These are improved properties known as 310 Long Hollow Pike, Goodlettsville, TN 37214.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantors make no representations or warranties whatsoever with regard to the Property or the Grantors' interest therein.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed as of the 23rd day of November, 2021.

KEATON LIVING TRUST, DATED FEBRUARY 25, 1997

By: _____
Richard J. Keaton, Trustee

By: _____
Julie A. Keaton, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard J. Keaton and Julie A. Keaton, Trustees of the Keaton Living Trust dated February 25, 1997 and restated in full on October 23, 2019, with whom I am personally acquainted or who have proven to me on the basis of satisfactory evidence to eb the persons whose names are subscribed herein, and who, upon oath, acknowledged themselves to be the Trustees of the Keaton Living Trust dated February 25, 1997, and restated in full on October 23, 2019, the within named bargainor, and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustees, and that the foregoing instrument is the voluntary act and deed of the Trust.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23rd day of November, 2021.

NANCY W. STABELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

_____
AFFIANT

Subscribed and sworn to before me this 23rd day of November, 2021.

NANCY W. STABELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

_____
Notary Public

My Commission Expires: _____

EXHIBIT A

Property Description

BEING LOT NO. 2 ON THE PLAT OF NORTHGATE PARK, SECTION 14, OF RECORD IN BOOK 6200, PAGE 180, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE FULLY DESCRIBED ACCORDING TO THE SURVEY OF REGAN SMITH, MURPHY AND ASSOCIATES, INC. DATED MAY 6, 1985, AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE WESTERLY RIGHT-OF-WAY LINE OF LONG HOLLOW PIKE (AS 84 FOOT WIDE ROAD) THAT IS THE SOUTH PROPERTY CORNER OF THIS TRACT AND THE EAST PROPERTY CORNER OF NORTHGATE PARK, SECTION 14, LOT NO. 3 AS OF RECORD IN PLAT BOOK 6200, PAGE 180, SAID REGISTER'S OFFICE. SAID POINT BEING NORTHEAST 215.00 FEET AS MEASURED ALONG THE WESTERN RIGHT-OF-WAY LINE OF SAID ROAD FROM THE EAST END OF THE NORTHEAST RETURN CURVE OF THE INTERSECTION OF LONG HOLLOW PIKE AND EAST CEDAR STREET (A 60 FOOT WIDE ROAD), AND PROCEEDING AS FOLLOWS:

A. WITH THE COMMON PROPERTY LINE OF SECTION 14, LOT NO. 3 AND THIS TRACT AND LEAVING THE WESTERN RIGHT-OF-WAY LINE OF LONG HOLLOW PIKE, N 46° 52' 52" W, 253.86 FEET TO AN EXISTING IRON PIN. SAID POINT IS IN THE EASTERN LINE OF NORTHGATE PARK, SECTION 11, LOT NO. 1 OF RECORD IN PLAT BOOK 6250, PAGE 114, SAID REGISTER'S OFFICE. ALSO BEING THE NORTH PROPERTY CORNER OF SECTION 14, LOT NO. 3 AND THE WEST PROPERTY CORNER OF THIS TRACT: THENCE,

B. WITH THE COMMON PROPERTY LINE OF SECTION 11, LOT NO. 1 AND THIS TRACT, N 38° 41' 35" E 139.32 FEET TO AN EXISTING IRON PIN. SAID POINT IS IN THE WEST PROPERTY CORNER OF NORTHGATE PARK, SECTION 13, REVISED, LOT NO. 1 OF RECORD IN PLAT BOOK 6200, PAGE 178, SAID REGISTER'S OFFICE AND THE NORTH PROPERTY CORNER OF THIS TRACT; THENCE,

C. WITH THE COMMON PROPERTY LINE OF SECTION 13, REVISED, LOT NO. 1 AND THIS TRACT, S 55° 12' 58" E. 249.39 FEET TO AN EXISTING IRON PIN ON THE WESTERN RIGHT-OF-WAY LINE OF LONG HOLLOW PIKE. SAID POINT IS THE SOUTH PROPERTY CORNER OF SECTION 13, REVISED, LOT NO. 1 AND THE EAST PROPERTY CORNER OF THIS TRACT; THENCE,

D. WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID ROAD, S 34° 51' 56" W. 31.91 FEET TO AN EXISTING HIGHWAY MONUMENT AT THE START OF A CURVE; THENCE,

E. WITH A 1390.39 FOOT RADIUS CURVE TO THE RIGHT A LENGTH OF 144.05 FEET TO THE POINT OF BEGINNING. SAID CURVE HAS A CHORD BEARING AND DISTANCE OF S 37° 50' 01" W, 143,987 FEET AND CONTAINING 39, 850 SQUARE FEET OR 0.92 ACRES, MORE OR LESS.

ALSO DESCRIBED AS: A PARCEL OF LAND IN THE CITY OF GOODLETTSVILLE, METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING PARCEL 11 ON METROPOLITAN NASHVILLE TAX MAP 19-14, ALSO BEING LOT NO. 2 ON THE PLAT OF NORTHGATE PARK, SECTION 14 OF RECORD IN BOOK 6200, PAGE 180, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE WESTERLY RIGHT-OF-WAY LINE OF LONG HOLLOW POKE (AN 84 FOOT WIDE ROAD) THAT IS THE SOUTH PROPERTY CORNER OF THIS TRACT AND THE EAST PROPERTY CORNER OF NORTHGATE PARK, SECTION 14, LOT NO. 3 AS OF RECORD IN PLAT BOOK 6200, PAGE 180, SAID REGISTER'S OFFICE. SAID POINT BEING NORTHEAST 215.00 FEET AS MEASURED ALONG THE WESTERN RIGHT-OF-WAY LINE OF SAID ROAD FROM THE EAST END OF THE NORTHEAST RETURN CURVE OF THE INTERSECTION OF LONG HOLLOW PIKE AND EAST CEDAR STREET (A 60 FOOT WIDE ROAD) AND PROCEEDING AS FOLLOWS:

1. WITH THE COMMON PROPERTY LINE OF SECTION 14, LOT NO 3 AND THIS TRACT AND LEAVING THE WESTERN RIGHT-OF-WAY LINE OF LONG HOLLOW PIKE, N 46° 55' 12" W. 253.83 FEET TO AN EXISTING IRON PIN. SAID POINT IS IN THE EASTERN LINE OF NORTHGATE PARK, SECTION 11, LOT NO. 1 OF RECORD IN PLAT BOOK 6250, PAGE 114, SAID REGISTER OFFICE. ALSO BEING THE NORTH PROPERTY CORNER OF SECTION 14, LOT NO. 3 AND THE WEST PROPERTY CORNER OF THIS TRACT; THENCE,

2. WITH THE COMMON PROPERTY LINE OF SECTION 11, LOT NO. 1 AND THIS TRACT, N 38° 44' 59" E 139.19 FEET TO AN EXISTING IRON PIN. SAID POINT IS THE WEST PROPERTY CORNER OF NORTHGATE PARK, SECTION 13, REVISED, LOT NO. 1 OF RECORD IN PLAT BOOK 6200, PAGE 178, SAID REGISTER'S OFFICE AND THE NORTH PROPERTY CORNER OF THIS TRACT, THENCE,

3. WITH THE COMMON PROPERTY LINE OF SECTION 13, REVISED, LOT NO. 1 AND THIS TRACT, S 55° 12' 58" E 249.39 FEET TO AN EXISTING IRON PIN ON THE WESTERN RIGHT-OF-WAY LINE OF LONG HOLLOW PIKE. SAID POINT IS THE SOUTH PROPERTY CORNER OF SECTION 13, REVISED, LOT NO. 1 AND THE EAST PROPERTY CORNER OF THIS TRACT THENCE,

4. WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID ROAD, S 34° 06' 31" W, 31.74 FEET TO AN EXISTING HIGHWAY MONUMENT AT THE START OF A CURVE; THENCE,

5. WITH A 1390.39 FOOT RADIUS CURVE TO THE RIGHT A LENGTH OF 143.99 FEET TO THE POINT OF BEGINNING. SAID CURVE HAS A CHORD BEARING AND DISTANCE OF S 37° 50' 05" W. 143.93 FEET AND CONTAINING 39,779 SQUARE FEET OR 0.9132 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO TN RE ACQUISITION CO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM B.F. NASHVILLE, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 202001210007482, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Also being the same property conveyed to the Keaton Living Trust by TN RE Acquisition Co., LLC by Tennessee Special Warranty Deed dated December 22, 2020 and recorded at Instrument No. 20210112-0005436 Register's Office for Davidson County, Tennessee.