QUITCLAIM DEED

Karen Johnson Davidson County Batch# 773226 DEEDQC 12/13/2021 02:58:30 PM 4 pgs Fees: $22.00 Taxes: $0.00 20211213-0164904	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this the 8th day of December 2021. Notary Public My commission expires: 5-5-25

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Jacob Giesecke

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Twentieth Century Real Estate Corporation 4108 Hillsboro Pike Nashville, Tennessee 37204	New Owner	105-14-0-278.00

FOR AND IN CONSIDERATION of the sum of $0.00, SHI Properties, a Tennessee general partnership, by these presents does hereby quitclaim and convey unto Twentieth Century Real Estate Corporation, a Tennessee corporation, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 713 Melpark Drive, Nashville, Tennessee 37204.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 8 day of December 2021.

SHI PROPERTIES,
a Tennessee general partnership

By: _____

Name: George N. Spiva

Title: General Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of SHI Properties, the within named bargainor, a general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 8 day of December, 2021.

_____
NOTARY PUBLIC

My Commission Expires: June 17, 2024

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Melpark Subdivision, Section Two of record in Plat Book 3842, Page 143, in the Register's Office for Davidson County, Tennessee, as more particularly described in that certain survey by Rocky L. Montoya, Tennessee License No. 697, dated November 3, 2021 as follows:

BEGINNING at a point in the Southerly right-of-way of Melpark Drive, also being the Northwest corner of the tract herein described; thence North 73° 58' 22" West, a distance of 60.00 feet; thence South 15° 38' 08" East, a distance of 210.00 feet; thence South 73° 58' 22" West 60.00 feet; thence North 15° 38' 08" West, a distance of 210.00 feet to the point of beginning.

Being the same property conveyed to SHI Properties, a Tennessee general partnership by Special Warranty Deed from Thomas A. Rice, of record in Instrument No. 20191226-0132885 Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, AL FRAZIER, 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 12-8-21 (date of document).

Affiant Signature

12-8-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY