Karen Johnson Davidson County
Batch# 785057 DEEDQC
01/05/2022 01:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220105-0002176

QUITCLAIM DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00 SP Affiant Subscribed and sworn to before me this 30th day of December, 2021 NOTARY PUBLIC My commission expires: 4-9-2025

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss, Esq.
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35104

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Pinhook Partners, LLC, a Tennessee limited liability company 3212 West End Avenue, Suite 403 Nashville, TN 37203	NEW OWNER	164-00-0-121.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Stephen J. Kozy, married, ("Grantor"),** by these presents, quitclaims, grants and conveys unto **PINHOOK PARTNERS, LLC, a Tennessee limited liability company, ("Grantee"),** its successors and representatives, all its right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

FOR INFORMATION PURPOSES ONLY
Property Address: 0 Murfreesboro Pike, Antioch, TN 37013

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 30th day of December, 2021.

Stephen J. Kozy

Charlene M. Kozy

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, personally appeared Stephen J. Kozy and Charlene M. Kozy, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal in Nashville, Tennessee on this 30 day of December, 2021.

Notary Public

My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT "A"

All that tract or parcel of land located in the city of Nashville, Davidson County, Tennessee, and more particularly described according to a ALTA/NSPS by Kenneth A. Bau, Tennessee Registered Land Surveyor No.2019, dated October11, 2011 as follows:

Beginning at a 1/2" iron pin found in the south right of way line of Pin Hook Road, said iron pin found being the northwest corner of the Urban Dwell Homes GP, recorded in Instrument. No. 20210727-0101107;

Thence leaving said right of way line with the said Urban Dwell Homes GP, S 10°45'42" W, a distance of 372.25 feet to a 1/2" iron pin found in the east right of way line of Murfreesboro Pike;

Thence with the said east right of way line, N 39°40'14" W, a distance of 280.35 feet to a 1/2" iron pin found at the right of way line intersection of said Murfreesboro Pike and Pin Hook Road;

Thence with said intersection N 12°39'38" E, a distance of 74.75 feet to 1/2" iron pin found;

Thence with the south right of way line of line of Pin Hook Road, as follows: N 66°27'34" E, a distance of 77.62 feet to a 1/2" iron pin found;

Thence with a curve turning to the right with an arc length of 167.85 feet, with a radius of 638.00 feet, with a chord bearing of N 74°03'28" E, with a chord length of 167.37 feet to the point of beginning, having an area of 49,532 square feet, 1.137 acres, more or less.

BEING a part of the same property conveyed to Stephen J. Kozy by Special Warranty Deed from SunTrust Bank and W. Lipscomb Davis, Jr., Co-Trustees under the Will of Virginia Haley Denis, of record on February 12, 2003 as Instrument No. 20030212-0019661, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, APRIL N. BRADLEY 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 December 30, 2021.

Affiant Signature

December 30, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of December, 2021.

Notary's Signature

My Commission Expires: 5/5/2025

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025