Karen Johnson Davidson County
Batch# 794706 DEEDQC
01/24/2022 03:44:02 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220124-0008797

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF January 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1311 BWC Partners, LLC	**NEW OWNER**	See Exhibit A
(NAME)	(NAME)	
1015 Saratoga Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE UNDER A SIGNLE MAP & PARCEL NUMBER

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, 1311 BWC Partners, LLC ("Grantor") has bargained and sold, and by these presents does transfer and convey unto 1311 BWC Partners, LLC, ("Grantee") its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

See Exhibit A attached.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is improved property known as: 1311 Baptist World Center Dr, Nashville, TN 37207
1313 Baptist World Center Dr, Nashville, TN 37207
1315 Baptist World Center Dr, Nashville, TN 37207
1317 Baptist World Center Dr, Nashville, TN 37207
1319 Baptist World Center Dr, Nashville, TN 37207

Witness my hand this the 24 day of January, 2022.

1311 BWC Partners, LLC

By: Matthew White
Its: Authorized Agent

By: Joseph M. Roberts, III
Its: Authorized Agent

STATE OF Tennessee)
COUNTY OF Davidson)

On this the 24 day of January, 2022, before me personally appeared Matthew White and Joseph M. Roberts, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves as the Authorized Agents of 1311 BWC Partners, LLC, the within named bargainor, a limited liability company, and that as such Authorized Agents, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of 1311 BWC Partners, LLC as such Authorized Agent thereof.

Witness my hand and official seal, this the 24 day of January, 2022.

Notary Public
My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

EXHIBIT A
Legal Description

Tract I: 1311 Baptist World Center Rd
07114010300

Land in Davidson County, Tennessee, being part of the Old Toll Gate Lot in the 12th (Old 17th) Civil District of Davidson County, Tennessee, and on the north side of Whites Creek Pike, beginning at a point in the center of said pike, same being the southeast corner of 47.7 feet of ground, conveyed to J.B. Linder by deed from W.G. Bush recorded in Book 411, Page 306, Register's Office Davidson County, Tennessee; running thence with the center of said pike, westerly 57 feet, more or less, to a point; thence northerly between parallel lines, the easterly line being the easterly line of said 47.7 feet tract herein mentioned, 216 feet, more or less, to a dead line, and being the easterly part of the tract conveyed to W.H. Pilkerton and wife, Daisy B. Pilkerton, by deed from Nathan S. Hertzka and wife, as of record in Book 747, Page 172, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1311 BWC Partners, LLC by Quitclaim Deed from CW Building Group, LLC of record at Instrument No. 20201211-0146077, Register's Office Davidson County, Tennessee.

Tract II: 1313 Baptist World Center Rd
Original known as 07114010200; Also previously known as: 071141E90000CO, 071141E00100CO, and 071141E00200CO

Land located in the 2nd Council District of Nashville, Davidson County, Tennessee, on the northerly side of Baptist World Center Drive, A.K.A. Whites Creek Pike, west of Vashti Street, said land being described according to a mortgage loan inspection dated 8-10-10 by Campbell, McRae & Associates, Surveying, Inc. (John Hood TN. R.L.S. #1838) as follows:

Beginning at a point in the centerline of Baptist World Center Drive A.K.A. Whites Creek Pike, said point being the southeast corner of the First Citizens National Bank Land (Instrument #20100302-0015964, R.O.D.C, TN), said point being located 57 feet more or less westerly from said Citizens National Bank land's southeast corner which is the southeast corner of the 47.7 feet of ground conveyed by J.B. Linder by W.G. Bush (Book 411, Page 306, R.O.D.C., TN); thence with the centerline of said Baptist World Center Drive westerly 52 feet 10 inches to a point at the southeast corner of the Calligan Family Limited Partnership Land (Instrument #20080910-0092807 R.O.D.C.,TN); thence leaving said centerline with said Calligan N 29 degrees E 227 feet more or less to a point in the southerly margin of an alley (10 foot wide R.O.W.); thence with said southerly margin S 52 degrees E 52 feet 10 inches more or less to a point in the westerly line of said First Citizens National land; thence with said Citizens National Bank land S 29 degrees W 222 feet more or less to the point of beginning.

Being a part of the same property conveyed to 1311 BWC Partners, LLC by Quitclaim Deed from CW Building Group, LLC of record at Instrument No. 20220124-0008794, Register's Office Davidson County, Tennessee.

Tract III: 1315 Baptist World Center Rd
Original known as 07114010100; Also previously known as: 071141F90000CO, 071141F00100CO, and 071141F00200CO

Being part of the Old Toll Gate Lot on the North side of Whites Creek Pike, described as follows:

Beginning at a point in the center of said Pike 109 feet 2 inches Westerly from the Southeast corner of 47.7 feet to ground conveyed to J.B. Linder by W.G. Bush, of record in Book 411, Page 306, said Register's Office; thence N 29 degrees E, 227 feet, more or less, to the Southerly margin of a 10 foot alley; thence N 52 degrees W, 50 feet; thence S 29 degrees W, 235 feet, more or less, to the center of said Pike; thence with same, S 59 degrees E, 50 feet to the beginning.

Being a part of the same property conveyed to 1311 BWC Partners, LLC by Quitclaim Deed from WB Capital, LLC of record at Instrument No. 20220124-0008795, Register's Office Davidson County, Tennessee.

Tract IV: 1317 Baptist World Center Rd
07114010000

Land in the 12th formerly the 17th Civil District of Davidson County, Tennessee, being part of the Old Toll Gate Lot, described according to a survey made by Z.J. Wilkinson, Surveyor, July 9, 1944, as follows:

Beginning on the northerly margin of Whites Creek Pike at the southeast corner of the property conveyed to Carlos E. Pipkin and wife, by deed from B.C. Webb and wife, of record in Book 1324, Page 180, said Register's Office; thence with the northerly margin of said Pike South 59 degrees, East 40 feet to the westerly margin of an alley; thence with said alley, North 21 degrees 10 minutes East 207 feet to the southerly line of another alley; thence with the last mentioned alley North 89 degrees, West 20 feet to the northeast corner of said Pipkin property thence with the easterly line of same, southerly 196 feet, more or less to the beginning.

NOTE: Description taken from Warranty Deed 9839, Page 439, of record in the Register's Office for Davidson County, Tennessee. There appears to be missing call information in Quitclaim Deeds of record in Instrument No. 20140805-0070464 and 20140805-0070465, aforesaid Register's Office

Being a part of the same property conveyed to 1311 BWC Partners, LLC by Quitclaim Deed from JMR Investments, LLC of record at Instrument No. 20220124-0008796, Register's Office Davidson County, Tennessee.

Tract V: 1319 Baptist World Center Rd
07114009900

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being part of Old Toll Gate Lot described according to survey by Z.J. Wilkinson, Surveyor, July 7, 1944, as follows: Beginning on the northerly margin of Whites Creek Pike at a point 47 feet east of the southeast corner of the property conveyed to David Earps by deed from W.H. Pilkerton and wife, of record in Book 1290, Page 342, Register's Office Davidson County, Tennessee; thence with the northerly margin of said Pike, south 59 degrees east 40 feet to a point 40 feet west of the margin of an alley, being the southwest corner of the property conveyed to Clarence Lee Hunter and wife, by deed from Velma Lee Tippie, of record in Book 1367, Page 278, Register's Office Davidson County, Tennessee; thence with the westerly line of said Hunter property, northwardly 196 feet, being 20 feet west of the westerly margin of the first mentioned alley; thence with the southerly margin of the last mentioned northeast corner of said Earps property in a westerly direction 40 feet, more or less, to a point; thence southwardly 175 feet, more or less, to the beginning.

Being the same property conveyed to 1311 BWC Partners, LLC by Warranty Deed from Dana Heitman of record at Instrument No. 20210908-0120159, Register's Office Davison County, Tennessee.