PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys at Law

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Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DW) Title No.: 62187-A
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Abiete Real Estate Acquisitions, LLC, a Delaware limited liability company	SAME

Karen Johnson Davidson County
Batch# 795247 DEEDQC
01/25/2022 03:41:43 PM 6 pgs
Fees: $32.00 Taxes: $0.00



20220125-0009196

TAX MAP PARCEL NUMBERS: 11810009300

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Greenbriar Apartment Partnership, A Tennessee general partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and quitclaim unto **Abiete Real Estate Acquisitions, LLC, a Delaware limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

"See Exhibit A"

Being the same property conveyed to J. M. Grissim, Trustee with full power to sell, transfer, convey, or encumber, without joinder of any beneficiary, by Installment Deed from Billie Francis Wills Townes dated February 14, 1979 and recorded on February 14, 1979, of record in Book 5395, page 356, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 21, 1994, recorded March 1, 1994, of record in Book 9262, page 332, said Register's Office, subject property was conveyed to Greenbriar Apartment Partnership, a Tennessee general partnership comprised of Roy C. Flowers, George Gianikas, Albert J. Dale, Jr. and Ann W. Peffen. Subject property was further conveyed to Greenbriar Apartment Partnership, a Tennessee general partnership comprised of George Gianikas as to a 1/4 interest, Lola Katherine Dale, Trustee with full power, established under the Dale Family Trust as to a 1/4 interest, Ann W. Peffen as to a 1/4 interest, John Gianikas and spouse, Susan Gianikas as to a 1/8 interest, and Tim Gianikas as to a 1/8 interest, by Quitclaim Deed dated May 10, 2012, recorded May 17, 2012, of record in Inst. No. 20120517-0042566, said Register's Office. The said Ann W. Peffen has since died. The Last Will and Testament of Ann Workman Peffen, of record in Docket No. 17P595, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Kathy P. Burkhalter and Harry W. Peffen, III, as Co-Executors with full power to sell, lease, encumber and otherwise convey real property. The said Kathy P. Burkalter has since died, leaving the said Harry W. Peffen, III, to serve alone under the terms and conditions of said Will. The said Lola Katherine Dale has since died. By Quitclaim Deed of Correction of record in Inst. No. 20211208-0162922, said Register's Office, Albert J. Dale, III and Jo Darlene Corley, Successor Co-Trustees of the Dale Family Trust conveyed the said one-fourth (1/4) interest of Lola Katherine Dale, Trustee, to Albert J. Dale, III and Jo Darlene

Corley, successor Co-Trustees of the Dale TN QTIP Trust. The said George Gianikas has since died. The Last Will and Testament of George J. Gianikas of record in Docket No. 19P-1108 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to the George J. Gianikas Living Trust for Georganne Goodwin, John G. Gianikas and Timothy G. Gianikas, dated July 14, 2009, and appointed the said John G. Gianikas as Executor under said Last Will and Testament.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as 3000 Franklin Pike, Nashville, TN 37204

WITNESS THE EXECUTION HEREOF this 30th day of December, 2021.

Greenbriar Apartment Partnership, a Tennessee general partnership

BY:

_____

John Gianikas

_____

Susan Gianikas

_____

Tim Gianikas

Estate of Ann Workman Peffen

By: _____

Harry W. Peffen, III, Executor

Dale TN QTIP Trust

By: _____

Albert J. Dale, III, Successor Co-Trustee

By: _____

Jo Darlene Corley, Successor Co-Trustee

The George Gianikas Living Trust

By: _____

John G. Gianikas, Trustee

Estate of George J. Gianikas

By: _____

John G. Gianikas, Executor

State of Tennessee

County of Davidson

On this 30th day of December 2021, before me the undersigned authority, personally appeared **John Gianikas**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

On this 30th day of December 2021, before me the undersigned authority, personally appeared **Susan Gianikas**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

On this 30th day of December 2021, before me the undersigned authority, personally appeared **Tim Gianikas**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

On this 28th day of December 2021 before me the undersigned authority, personally appeared **Harry W. Peffen, III, Executor of the Estate of Ann Workman Peffen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

On this 21st day of December 2021, before me the undersigned authority, personally appeared **Albert J. Dale, III, successor Co-Trustee of the Dale TN QTIP Trust**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

On this 21st day of December 2021, before me the undersigned authority, personally appeared **Jo Darlene Corley, successor Co-Trustee of the Dale TN QTIP Trust**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

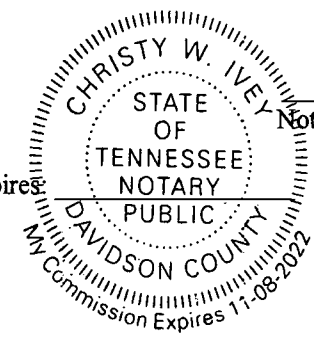
My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

On this 30th day of December 2021, before me the undersigned authority, personally appeared **John G. Gianikas, Trustee of the George Gianikas Living Trust and as Executor of the Estate of George J. Gianikas,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary

My Commission Expires: _____

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 0.00 .

Affiant

Sworn and subscribed before me this 24th day of January, 2022

Notary

My Commission Expires: May 5, 2025

3000 Franklin Pike Description

Being a parcel of land lying in the 25th Council District of Davidson County, Tennessee as shown as Metro Parcel Identification number 11810009300. Said parcel being the Greenbriar Apartment Partnership Property as recorded as Lot 2 on the Plan of Nathaniel A. McNairy Land in Plan Book 1, Page 29 at the Register's Office of Davidson County, Tennessee (RODCT). Said parcel can be generally described as lying East of Pleasant Valley Rd, North of and adjacent to Thompson Lane, West of and adjacent to Franklin Pike and can be more specifically described as follows.

Beginning at a ½" iron pin set (capped "TTL") in the Western Right of Way (ROW) of Franklin Pike. Said pin having Tennessee State Plane Coordinates (NAD 83/Grid North) with a Northing of 647908.09 and an Easting of 1740007.34. Said pin further lying N49°58'15"W a distance of 90.5' (more or less) from the intersection of Thompson Lane and Franklin Pike.

Thence, with said ROW S41°17'56"W a distance of 83.62' to a ½" iron pin set (capped "TTL") in the Northern ROW of Thompson Lane. Said pin being the Southeast corner of the herein described parcel of land.

Thence, leaving said Franklin Pike with said Thompson Lane the following three calls (each ending at a ½" iron pin set and capped "TTL"): S86°01'13"W a distance of 125.00';

Thence, N48°28'51"W a distance of 42.04';

Thence, S86°01'13"W a distance of 185.59' to a pin set at the Southeast corner of Lot 33 of Pleasant Valley Subdivision as recorded in Plat Book 1424, Page 63 RODCT. Said pin further being the Southwest corner of the herein described parcel of land.

Thence, leaving said Thompson Lane with said Pleasant Valley Subdivision the following four calls with each ending at a ½" iron pin set (capped "TTL"): N14°46'40"W a distance of 14.67';

Thence, N06°56'48"E a distance of 249.30';

Thence, N05°23'32"E a distance of 36.75';

Thence, N02°10'02"W a distance of 54.20' to a set ½" iron pin (capped "TTL"). Said pin being the Northwest corner of the herein described parcel of land and the Southwest corner of the Schatten & Schatten LP property as recorded in Record Book 8904, Page 99 RODCT.

Thence, leaving said Pleasant Valley with said Schatten N86°13'04"E a distance of 283.68' to a found magnail. Said magnail being the Northeast corner of the herein described parcel of land and the Southeast corner of said Schatten property. Said magnail further lying in said Western ROW of Franklin Pike.

Thence, leaving said Schatten with said ROW the following two calls: S17°37'30"E a distance of 42.50' to a found concrete monument;

Thence, S14°52'00"E a distance of 283.59' to the Point of Beginning. Containing 124,213.39 square feet or 2.85 acres, more or less. Together with and subject to any easements, covenants, conveyances, right of ways, or restrictions that are of record and not of record. This description was written by Joshua A. Meeks (TN RLS # 2790) of TTL, Inc. and is based on a survey conducted 12-20-21.