THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 813910 **DEEDQC**
03/02/2022 01:35:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220302-0023783

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Miles Investments, LLC 1033 Demonbreun Street Nashville, TN 37203	New Owner	104-15-0-254.00

This purpose of this deed is to convey the new survey legal description of the property and is the same property as conveyed in Instrument No. 20220302-0023782, Register's Office for Davidson County, Tennessee.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **2105 Sunset LLC, a Tennessee Limited Liability Company,** by these presents does hereby quitclaim and convey unto **Miles Investments, LLC, a Tennessee limited liability company,** its successors and assigns, all of its right, title and interest in and to the following described tract of land:

Certain real estate in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County Tennessee being part of Lot 18-20 as described on the Map of Linden Place, of record in Book 547, Page 12- and 122, Registers office for said County. And being the same property originally described in Book 4647, Page 745, Registers office for Davidson County Tennessee.

Beginning at an iron rod (new) on the southerly margin of Sunset Place, said rod being the northeast corner of lot 21, map of Linden Place (Book 547, Page's 121 & 122 R.O.D.C., TN), owned by W.K. Eldridge, Jr. (Book 7608, Page 266 R.O.D.C., TN) and being located S 70°02'58" E 76.80 feet from an iron rod (old) at the northwest corner of said lot 21; thence with said southerly margin, with a curve to the left with a radius of 218.00 feet, a chord bearing and distance of S 87°46'49" E 53.78 feet for an arc length of 53.91 feet to a point; thence N 85°08'05" E 38.07 feet to a point; thence with a curve to the right with a radius of 567.00 feet, a chord bearing and distance of N 89°18'00" E 46.02 feet for an arc length of 46.02 feet to an iron rod (old) at the northwest corner of the small / Leiper's Fork, L.P. land (Book 11728, Page 236 R.O.D.C.,TN); thence leaving said southerly margin with said small / Leiper's Fork line S 17°56'45" W 156.35 feet to an iron (old); thence N 82°34'45" W 108.13 feet to an iron rod(old) at the southeast corner of said Eldridge and the northeast corner of lot 46 of said Linden Place owned by Lori P. McCurry (Instrument # 20200720-0079275 R.O.D.C., TN); thence with said Eldridge N 07°34'59" E 134.24 feet to the point of beginning the described parcel of land containing 17285.40 sq. Ft. or 0.40 acres more or less according to a boundary survey dated 1-8-22 prepared by Campbell, McRae & Associates, Surveying, Inc., P.O. Box. 41153, Nashville, Tn 37204 certified by John Hood TN. R.L.S.# 1838.

Being the same property conveyed to William F. Bell, Jr., by deed from Collins E. Steensland and Ellen Malene Steensland Pugh of record in Book 4657, Pages 745, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to H. Ray Ragsdale, a married person by Installment Deed from William F. Bell, Jr. of record in Book 5402, page 755, Register's Office for Davidson County, Tennessee, dated February 28, 1979 and recorded on March 08, 1979.

Being the same property conveyed to Penny Jackson Ragsdale by Quitclaim Deed from Harold Ray Ragsdale, an unmarried person, of record in Book 5676, page 457, Register's Office for Davidson County, Tennessee, dated October 17, 1980 and recorded on November 11, 1980, as corrected by Deed of Correction recorded in Book 6279, Page 185, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 2105 Sunset LLC, a Tennessee limited liability company by Warranty Deed from Penny Jackson Ragsdale, unmarried of record in Instrument No. 20210713-0093751, Register's Office for Davidson County, Tennessee, dated July 09, 2021 and recorded on July 13, 2021.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 28th day of February, 2022.

Affiant

My commission expires:
(Affix Seal)

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 28 day of February, 2022.

2105 Sunset LLC,
a Tennessee Limited Liability Company

By: _____
Chip Ikerd, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chip Ikerd, 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 Sole Member of 2105 Sunset LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 28th day of February, 2022.

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

My Commission Expires: _____