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 4th DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: (AF

LAUREN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

LR-FB-22-382-388

Karen Johnson Davidson County
Batch# 818628 DEEDQC
03/09/2022 01:40:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220309-0027132

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow LLC
2012 21st Ave South
Nashville TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ewing Dr Partners, LLC, A Tennessee Limited Liability Company	NEW OWNER	
(NAME)	(NAME)	**060-02-0-298.00 AND 060-02-0-266.00**
5016 Centennial Blvd,Ste 200		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PRECISION DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EWING DR PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a Portion of Lot Number 4 on the Plan of Bransford Realty Company Subdivision of the Frank Brown Place, of record in Plat Book 547, Page 126, Register of Deeds Office for Davidson County, Tennessee, and described according to a survey by Initial Point Land Surveying, Inc., L. Kevin Morehead, R.L.S., Number 2315, dated February 12, 2007.

Tract 1 :
Beginning at a point in the southerly margin of Ewing Drive, said point being 334.0 feet from the Easterly right-of-way of Brick Church Pike and being South 88 deg. 24 min. East 159.0 feet from a concrete monument marking the Northwest corner of the property conveyed to Tom P. Jackson and Roy S. Jackson as recorded in Deed Book 1977, Page 107 said Register's Office for Davidson County, Tennessee; thence South 00 deg. 05 min. East 281.75 feet; thence, North 88 deg. 24 min. West 79.50 feet; thence, North 00 deg. 05 min. West 281.75 feet; thence, with the margin of Ewing Drive South 88 deg. 24 min. East 79.50 feet to the beginning containing 0.51 acres, more or less. Street address: 382 Ewing Drive Nashville, TN 37207.

Tract 2:
Beginning at a concrete monument in the southerly margin of Ewing Drive, said monument being South 88 deg. 24 min. East 175.0 feet from the Easterly right of way of Brick Church Pike and marking the Northwest corner of the property conveyed to Tom P. Jackson and Roy S. Jackson as recorded in Deed Book 1977, Page 197, Register's Office, Davidson County, Tennessee; thence, with the margin of Ewing Drive South 88 deg. 24 min. East 79.50 feet; thence South 00 deg. 05 min. East 281.75 feet, thence, North 88 deg. 24 min. West 79.50 feet; thence, North 00 deg. 05 min. West 281.75 feet to the point of beginning containing 0.51 acres, more or less.

Being the same property conveyed to Precision Development, LLC, A Tennessee Limited Liability Company of record in 20220121-0008117, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. 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: **382 & 388 Ewing Dr., Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 4 day of March, 2022.

Roberto D. Gutierrez
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERTO D. GUTIERREZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of PRECISION DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:

Rudy Title & Escrow
2012 21st Avenue
Nashville, TN 37012