Karen Johnson Davidson County
Batch# 820013 DEEDQC
03/11/2022 08:57:30 AM 9 pgs
Fees: $57.00 Taxes: $0.00
20220311-0028267

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me this 18th day of February, 2022. Notary Public My Commission Expires: 7-7-2025

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 7, 2025

QUITCLAIM DEED

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Eskimo Ashland 7337 Cockrill Bend Boulevard Nashville, TN 37209	Same As New Owner	068-00-0-055.00, 058-00-0-040.00, 058-00-0-200.00 and 069-00-0-001.00

KNOW ALL PERSONS by these presents that **JEFFREY MOBLEY, ADMINISTRATOR, C.T.A. OF THE ESTATE OF ALTON ROSS, JR.** (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases,

remises, quitclaims, and gives unto **ESKIMO ASHLAND, a Tennessee general partnership,** (the "Grantee"), all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated by reference herein. This quitclaim is subject to such limitations, restrictions, and encumbrances as may affect the premises.

A new legal description for this transaction was prepared Collier Engineering Co., Inc., Daniel A. Curry, TNRLS No. 2964, 2949 Nolensville Pike, Nashville, TN 37211.

{Signature page to follow}

WITNESS my hand effective this 18th day of February, 2022.

GRANTOR:

Jeffrey Mobley, Administrator, C.T.A.
of the Estate of Alton Ross, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffrey Mobley, Administrator, C.T.A. of the Estate of Alton Ross, Jr.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of February, 2022.

NOTARY PUBLIC

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

EXHIBIT A

PROPERTY DESCRIPTION

PARCEL 55.00 – TRACT 1

A TRACT OF LAND SITUATED IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE. BEING A PARCEL 1.00 ON DAVIDSON COUNTY TAX MAP 69.00 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD (FOUND) ALONG OR NEAR THE NORTHERLY RIGHT OF WAY MARGIN OF ASHLAND CITY HIGHWAY, BEING THE MOST SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE MOST SOUTHWESTERLY CORNER OF TRACT IV OF THE ALTON ROSS, JR. PROPERTY, AS RECORDED IN INSTRUMENT NUMBER 20130303-0022323, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, (R.O.D.C.) AND HAVING A TENNESSEE STATE PLANE COORDINATE OF N: 684,442.86, E: 1,710,410.50;

THENCE, LEAVING TRACT IV AND ALONG OR NEAR SAID RIGHT OF WAY MARGIN, NORTH 89°43'20" WEST FOR A DISTANCE OF 61.00 FEET TO AN IRON ROD (NEW – "COLLIER ENG") AND BEING A SOUTHEASTERLY CORNER OF THE CHURCH OF GOD PROPERTY, AS RECORDED IN DEED BOOK 5696 PAGES 955 & 506, (R.O.D.C.);

THENCE, ALONG OR NEAR COMMON LINES OF THE HEREIN DESCRIBED TRACT AND CHURCH OF GOD PROPERTY TO IRON RODS (NEW – "COLLIER ENG") THE FOLLOWING TWO (2) CALLS:

NORTH 06°17'54" EAST A DISTANCE OF 148.35 FEET;

THENCE, SOUTH 86°36'40" EAST FOR A DISTANCE OF 60.04 FEET TO AN IRON ROD (NEW – "COLLIER ENG") AND BEING ALONG OR NEAR THE WESTERLY LINE OF ALTON ROSS TRACT IV;

THENCE, LEAVING THE CHURCH OF GOD AND ALONG OR NEAR THE WESTERLY LINE OF TRACT IV, SOUTH 06°01'11" WEST FOR A DISTANCE OF 145.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,848 SQUARE FEET OR 0.20 ACRES, MORE OR LESS.

PARCELS 40.00 AND 200.00 – TRACT 2

THE PROPERTY HEREIN DESCRIBED IS LOCATED IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE; SITUATED IN THE SOUTHWEST QUADRANT OF CATO ROAD AND TENNESSEE HIGHWAY 155 - BRILEY PARKWAY, APPROXIMATELY 1.5 MILES WEST OF THE INTERSECTION OF TENNESSEE

HIGHWAY 12 - ASHLAND CITY HIGHWAY; BEING JOB NUMBER 2003060T AS DESCRIBED ACCORDING TO A SURVEY PERFORMED BY RICHARD D. GRAVES, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 1628, ON THE 3RD DAY OF JUNE, 2003 IN DETAIL AS FOLLOWS:

BEGINNING ON A HALF INCH IRON RE-BAR SET ON THE SOUTH RIGHT-OF-WAY OF CATO ROAD AND THE WEST RIGHT-OF-WAY OF TENNESSEE HIGHWAY 155 - BRILEY PARKWAY, BEING SET 1.42 FEET NORTHWEST OF A CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT FOUND, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE RUNNING AND CORNERING WITH THE WEST RIGHT-OF-WAY OF TENNESSEE HIGHWAY 155 - BRILEY PARKWAY FOR THE NEXT FIVE CALLS: S 04 DEGREES 55 MINUTES 20 SECONDS W 513.10 FEET TO A HALF INCH IRON RE-BAR SET 1.17 FEET NORTH OF A CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT FOUND, THENCE S 09 DEGREES 38 MINUTES 12 SECONDS W 301.30 FEET TO A HALF INCH IRON RE-BAR SET, THENCE S 02 DEGREES 50 MINUTES 26 SECONDS W 900.29 FEET TO A HALF INCH IRON RE-BAR SET, THENCE S 03 DEGREES 14 MINUTES 34 SECONDS E 357.63 FEET TO A CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT FOUND, THENCE S 07 DEGREES 03 MINUTES 24 SECONDS E 41.00 FEET TO A HALF INCH IRON RE-BAR SET ON THE WEST RIGHT-OF-WAY OF TENNESSEE HIGHWAY 155 - BRILEY PARKWAY, AT A CORNER OF HALLORAN ROSS INVESTMENTS (INSTRUMENT NUMBER 20010611-0061435), BEING LOCATED N 07 DEGREES 03 MINUTES 24 SECONDS W 6.50 FEET FROM A CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT FOUND, THENCE RUNNING WITH HALLORAN ROSS INVESTMENTS (INSTRUMENT NUMBER 200106110061435) N 85 DEGREES 00 MINUTES 23 SECONDS W 532.29 FEET TO A PLANTED STONE FOUND WITH A FIVE-EIGHTS INCH IRON RE-BAR FOUND FOR REFERENCE AT A CORNER OF HALLORAN ROSS INVESTMENTS (INSTRUMENT NUMBER 20010611-0061435) IN THE LINE OF THE TRUSTEE'S OF THE CHURCH OF THE LIVING GOD, THE PILLAR AND GROUND OF THE TRUTH, INC. (D.B. 5696 P. 955), THENCE RUNNING AND CORNERING WITH THE TRUSTEE'S OF THE CHURCH OF THE LIVING GOD, THE PILLAR AND GROUND OF THE TRUTH, INC. (D.B. 5696 P. 955) FOR THE NEXT TWO CALLS: N 06 DEGREES 46 MINUTES 18 SECONDS E 135.79 FEET TO A HALF INCH IRON RE-BAR SET IN A FENCE LINE, THENCE N 00 DEGREES 13 MINUTES 22 SECONDS W 111.73 FEET TO A HALF INCH IRON RE-BAR FOUND IN AN OLD CORNER POST HOLE AT THE NORTHEAST CORNER OF THE TRUSTEE'S OF THE CHURCH OF THE LIVING GOD, THE PILLAR AND GROUND OF THE TRUTH, INC. (D.B. 5696 P. 955) AT THE SOUTHEAST CORNER OF IRA A. MORGAN (D.B. 4198 P. 214), THENCE RUNNING WITH IRA A. MORGAN (D.B. 4198 P. 214) N 07 DEGREES 14 MINUTES 40 SECONDS E 622.70 FEET TO A CORNER POST FOUND AT THE NORTHEAST CORNER OF IRA A. MORGAN (D.B. 4198 P. 214) WITH THE SOUTHEAST CORNER OF RONNIE AND REGINA CALHOUN (INSTRUMENT NUMBER 200110170112958), THENCE RUNNING WITH RONNIE AND REGINA CALHOUN (INSTRUMENT NUMBER 20011017-0112958) N 06 DEGREES 49 MINUTES 59 SECONDS E 250.00 FEET TO A ONE INCH PIPE FOUND AT THE NORTHEAST CORNER OF RONNIE AND REGINA CALHOUN (INSTRUMENT NUMBER 20011017-0112958) WITH THE SOUTHEAST CORNER OF PAUL PORTER (D.B. 4185 P. 351), THENCE RUNNING WITH PAUL PORTER (D.B. 4185 P. 351) N 07 DEGREES 15 MINUTES 34

SECONDS E 301.98 FEET TO A ONE INCH PIPE FOUND AT THE NORTHEAST CORNER OF PAUL PORTER (D.B. 4185 P. 351) WITH THE SOUTHEAST CORNER OF THE SECRETARY OF H.U.D. PROPERTY (INSTRUMENT NUMBER 20020502-0053783), THENCE RUNNING WITH THE SECRETARY OF H.U.D. PROPERTY (INSTRUMENT NUMBER 20020502-0053783) N 06 DEGREES 35 MINUTES 22 SECONDS E 106.39 FEET TO A ONE INCH PIPE FOUND BY A MULBERRY SNAG IN THE LINE OF THE SECRETARY OF H.U.D. PROPERTY (INSTRUMENT NUMBER 20020502-0053783) AT THE SOUTHWEST CORNER OF BILLY HOLLIS (D.B. 11167 P. 149), THENCE RUNNING WITH THE SOUTH LINE OF BILLY HOLLIS (D.B. 11167 P. 149) AND GARY H. AND CHRISTAL D. BATEY (D.B. 10479 P. 193) S 61 DEGREES 55 MINUTES 02 SECONDS E233.53 FEET TO A HALF INCH IRON RE-BAR SET AT A CORNER OF GARY H. AND CHRISTAL D. BATEY (D.B. 10479 P. 193), THENCE RUNNING AND CORNERING WITH GARY H. AND CHRISTAL D. BATEY (D.B. 10479 P. 193) FOR THE NEXT THREE CALLS: S 02 DEGREES 43 MINUTES 01 SECOND W 58.00 FEET CROSSING A BRANCH TO A HALF INCH IRON RE-BAR SET, THENCE S 62 DEGREES 25 MINUTES 22 SECONDS E 145.09 FEET TO A HALF INCH IRON RE-BAR SET, THENCE N 05 DEGREES 43 MINUTES 08 SECONDS E 787.00 FEET CROSSING THE BRANCH TO A HALF INCH IRON RE-BAR SET ON THE SOUTH RIGHT-OF-WAY OF CATO ROAD IN THE LINE OF GARY H. AND CHRISTAL D. BATEY (D.B. 10479 P. 193), THENCE RUNNING AND CORNERING WITH THE SOUTH RIGHT-OF-WAY OF CATO ROAD FOR THE NEXT TWO CALLS: WITH A CURVE TO THE RIGHT HAVING A DELTA OF 00 DEGREES 06 MINUTES 37 SECONDS, A RADIUS OF 4,180.69 FEET, A TANGENT OF 4.02 FEET, A CHORD OF S 85 DEGREES 39 MINUTES 21 SECONDS E 8.05 FEET, RUNNING ALONG THE CURVE FOR AN ARC LENGTH OF 8.05 FEET TO A HALF INCH IRON RE-BAR SET, THENCE S 82 DEGREES 58 MINUTES 03 SECONDS E 51.92 FEET TO THE BEGINNING, CONTAINING 15.86 ACRES MORE OR LESS.

PARCEL 1.00 – TRACT 3

A TRACT OF LAND SITUATED IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE. BEING A PARCEL 1.00 ON DAVIDSON COUNTY TAX MAP 69.00 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD (FOUND) ALONG OR NEAR THE NORTHERLY RIGHT OF WAY MARGIN OF ASHLAND CITY HIGHWAY, BEING THE MOST SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE MOST SOUTHEASTERLY CORNER OF TRACT II OF THE ALTON ROSS, JR. PROPERTY, AS RECORDED IN INSTRUMENT NUMBER 20130303-0022323, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, (R.O.D.C.) AND HAVING A TENNESSEE STATE PLANE COORDINATE OF N: 684,442.86, E: 1,710,410.50;

THENCE, LEAVING SAID RIGHT OF WAY MARGIN AND ALONG OR NEAR A COMMON LINE IN PART WITH ROSS AND CHURCH OF THE LIVING GOD PROPERTY, AS RECORDED IN DEED BOOK 5696, PAGES 955 & 506, NORTH 06°01'11" EAST FOR A DISTANCE OF 1103.85 FEET TO A POINT ALONG OR NEAR THE EASTERLY LINE OF

THE CHURCH OF GOD PROPERTY AND BEING THE MOST NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE MOST SOUTHWESTERLY CORNER OF ALTON ROSS JR., PROPERTY, TRACT III, AS RECORDED IN INSTRUMENT NUMBER 20130303-0022323, (R.O.D.C.), SAID POINT WAS PREVIOUSLY REFERENCED AS A PLANTED STONE BY A RICHARD GRAVES SURVEY OF TRACT III IN 2003, THE 5/8" IRON ROD CALLED IN DESCRIPTION BASED ON SAID SURVEY IS NORTH 15°58'58" WEST A DISTANCE OF 0.56 FEET FROM SAID POINT;

THENCE, LEAVING THE CHURCH OF GOD PROPERTY AND ALONG OR NEAR THE SOUTHERLY LINE OF TRACT III AND THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT, SOUTH 84°59'19" EAST FOR A DISTANCE OF 532.29 FEET TO A ½" IRON ROD (FOUND – RLS #1628), BEING GENERALLY NORTHWEST 6.8 FEET FROM A CONCRETE MONUMENT(FOUND) AND ALONG OR NEAR THE WESTERLY RIGHT OF WAY MARGIN OF BRILEY PARKWAY, BEING THE MOST NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE MOST SOUTHEASTERLY CORNER OF TRACT III;

THENCE, LEAVING TRACT III AND ALONG OR NEAR THE WESTERLY RIGHT OF WAY MARGIN OF BRILEY PARKWAY THE FOLLOWING TWO (2) CALLS:

SOUTH 09°10'37" WEST FOR A DISTANCE OF 223.27 FEET TO A CONCRETE MONUMENT (FOUND);

THENCE, SOUTH 00°10'18" EAST FOR A DISTANCE OF 819.14 FEET TO A CONCRETE MONUMENT (FOUND) AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, LEAVING THE RIGHT OF WAY MARGIN OF BRILEY PARKWAY WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 95.00 FEET, AN ARC LENGTH OF 126.67 FEET, A CENTRAL ANGLE OF 76°23'39 AND A CHORD WHICH BEARS SOUTH 47°58'08" WEST FOR A DISTANCE OF 117.49 FEET TO AN IRON ROD (NEW – "COLLIER ENG") AND BEING ALONG OR NEAR THE NORTHERLY RIGHT OF WAY MARGIN OF ASHLAND CITY HIGHWAY;

THENCE, ALONG OR NEAR THE NORTHERLY MARGIN OF ASHLAND CITY HIGHWAY THE FOLLOWING FOUR (4) CALLS:

NORTH 67°01'52" WEST FOR A DISTANCE OF 194.48 FEET TO AN IRON ROD (NEW – "COLLIER ENG");

THENCE, NORTH 86°10'20" WEST FOR A DISTANCE OF 234.97 FEET TO A ½" IRON ROD(FOUND);

THENCE, SOUTH 76°49'12" WEST FOR A DISTANCE OF 108.27 FEET TO A ½" IRON ROD(FOUND);

THENCE, NORTH 89°30'39" WEST FOR A DISTANCE OF 6.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 604,838 SQUARE FEET OR 13.89 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED FROM LORI D. HALLORAN AND JAY H. ROSS BY QUITCLAIM DEED TO HALLORAN ROSS INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD AS INSTRUMENT NO. 20090826-0080409, DATED AUGUST 21, 2009, SAID REGISTER'S OFFICE.

BY QUITCLAIM DEED RECORDED AT INSTRUMENT NO. 20130306-0022323, JAMES MICHAEL "BUBBA" HALLORAN, UPON THE DISSOLUTION OF HIS INTEREST IN THE PARTNERSHIP OF HALLORAN ROSS INVESTMENTS, (WHICH WAS INCORRECTLY REFERRED TO IN SAID DEED AS HALLORAN PARTNERS) CONVEYED ALL RIGHT, TITLE AND INTEREST TO ALTON ROSS, JR., THEREBY VESTING THE PARTNERS PARTNERSHIP INTEREST IN ALTON ROSS, JR., AS SUCCESSOR IN INTEREST TO HALLORAN ROSS INVESTMENTS. THE SAID ALTON ROSS, JR., HAVING SINCE DIED AND PURSUANT TO HIS WILL FILED IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION NO. 19P-2150, THE SUBJECT PROPERTY BEING VESTED IN JEFFREY MOBLEY, ADMINISTRATOR, C.T.A., OF THE ESTATE OF ALTON ROSS, JR.

True Copy Certification

I, Wesley D. Turner, 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 February 18, 2022.

Affiant Signature

Date: 2/18/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of February, 2022.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

