Karen Johnson Davidson County
Batch# 830839 DEEDQC
03/30/2022 08:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220330-0036586

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
KIPP NASHVILLE 3410 Knight Drive Nashville, TN 37207	16400012900 and 16400021000	Same Address as New Owner
This instrument prepared by and when recorded return to: Bradley Arant Boult Cummings LLP (BRS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

THIS QUITCLAIM DEED is executed as of this 22nd day of March, 2022, by **HENRY MAYI**, an individual resident of the state of Tennessee ("**Grantor**") to **KIPP NASHVILLE**, a Tennessee nonprofit corporation ("**Grantee**").

THAT, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has quitclaimed, granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby quitclaim, grant, bargain, sell, alien, convey and confirm unto Grantee all that certain tract or parcel of real property lying and being in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and made a part hereof, together with all improvements thereon and appurtenances thereto.

This is improved property located at 3700 Murfreesboro Pike and 0 Pin Hook Road in Davidson County, Tennessee 37013.

This conveyance of the Property is made expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

TO HAVE AND TO HOLD said tract or parcel of real property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any manner appertaining, to the only proper use, benefit and behoof of Grantee, forever in FEE SIMPLE.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 22nd day of March, 2021.

Notary Public
My Commission Expires: 7/19/25

MEAH THOMSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-19-2025

IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

GRANTOR:

By: _____
Henry Mayi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Henry Mayi, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 18 day of MARCH, 2022.

_____
Notary Public

My Commission Expires: 5/5/25

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Exhibit A
Property

Being the following described real estate, situated within the THIRTY-THIRD COUNCIL DISTRICT of Davidson County, Tennessee, and being that property, which was conveyed to Henry Mayi, by deed of record at Instrument Number 20060324-0033812 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar with cap number 970 found at the northeast corner of Britt, Deed Book 9895, Page 311, and being 27 feet south of the center of Pinhook Road; runs thence with the right-of-way of Pinhook Road South 81 degrees 35 minutes 07 seconds East, 125.21 feet to a 3/4-inch rebar found at a TVA Boundary Marker at the northwest corner of Pineda, Et Al, Instrument Number 20080114-0004304; thence with Pineda, and generally following a fence, South 11 degrees 11 minutes 01 seconds East, 781.85 feet to a 5/8-inch rebar with cap (illegible) found in a fence line along the northwest boundary of the United States of America, Deed Book 11230, Page 763; thence with the United States of America, and generally along the fence line, as follows:

South 41 degrees 56 minutes 09 seconds West, 4.33 feet;

South 41 degrees 29 minutes 55 seconds West, 409.72 feet to a 5/8-inch rebar with cap (illegible) found in a fence line at the northeast corner of Waldron, Instrument Number 20051230-0156954; thence with Waldron and generally with the fence line as follows:

South 64 degrees 41 minutes 23 seconds West, 393.62 feet to a ½-inch rebar with cap set near a fence corner;

North 38 degrees 59 minutes 07 seconds West, 44.80 feet to a 5/8-inch rebar with cap number 970 found near a fence corner at the northeast corner of Waldron, Et Al, Deed Book 3404, Page 99; thence with Waldon and generally with the fence South 59 degrees 24 minutes 42 seconds West, 425.27 feet to a Mag Nail found in concrete at the base of a fence corner post in the northeast right-of-way of Murfreesboro Pike, 50 feet from the center of the road; thence with Murfreesboro Pike North 42 degrees 39 minutes 06 seconds West, 388.53 feet to a ¾-inch rebar found near a fence corner at the southwest corner of Iglesia Bautista Renancer Instrument Number 20180109-0002976; thence with Iglesia Bautista Renancer North 56 degrees 16 minutes 52 seconds East, 1153.20 feet to an open top pipe found at a fence corner at the south corner of Britt, Deed Book 9895, Page 311; thence with Britt and generally with the fence as follows:

North 55 degrees 04 minutes 31 seconds East, 106.67 feet to an axle found at a fence corner;

North 04 degrees 17 minutes 49 seconds West, 459.57 feet to the Point of Beginning and containing 14.763 Acres, more or less, as surveyed by Ryan W. Beasley, Tennessee Registered Land Surveyor Number 2821, of Civil Infrastructure Associates, LLC, 307 Hickerson Drive, Murfreesboro, TN 37129 on August 31, 2021. Bearings and distances are based on the Tennessee State Plane
Coordinate System, NAD 83.

Being the same property conveyed to Henry Mayi, unmarried by Warranty deed from Thomas J. Lewis and wife, Theresa Dawn Huttner Lewis of record of Instrument No. 20060324-0033812 Register's Office for Davidson County, Tennessee dated March 23, 2006 and recorded March 24, 2006.

Tennessee Certification of Electronic Document

I, Teresa A Beardsley, 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 March 22, 2022 (date of document).

Teresa A Beardsley
Affiant Signature

March 22, 2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of March, 2022.

Brina Mathis
Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

