Karen Johnson Davidson County
Batch# 839635 DEEDQC
04/14/2022 08:20:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220414-0043192

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: QTN-4967-2021

QUITCLAIM DEED

SHANNON ONEILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 3 day of March, 2022

NOTARY PUBLIC

My commission expires: 11/6/2024

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stonehorse Real Estate Holding, LLC 157 Powers Road Oakdale, TN 37829	Same as Address of New Owner	53-12-0-074.00 53-12-075.00 53-12-0-078.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Stillwater Construction & Development, LLC, a Tennessee limited liability company,** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents do hereby quitclaim all my right, title and interest unto **Stonehorse Real Estate Holding, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns forever, those certain parcels of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

2615 Old Hickory Blvd., Old Hickory, TN 37138 / 53-12-0-074.00

Lying and being in Davidson County, Tennessee, and being the northerly 63 feet of Lots No 14, 15, and 16 in Block 4, Dabbs and Elliott's Subdivision property, as shown of record in Book 547, page 97, Register's Office of Davidson County, Tennessee, to which record reference is hereby expressly made and adopted. Said Lots front 25 feet each on the southerly side of an alley located at the northerly side of said Lots, and each run back southerly 63 feet between parallel lines to a dead line, and each Lot measures thereon 25 feet.

Being part of the same property conveyed to Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, as to a 50% undivided interest, and Stillwater Construction & Development, LLC, a Tennessee limited liability company, as to a 50% undivided interest, from Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 31, 2019 and recorded January 8, 2020 in Instrument #20200108-0002368, said Register's Office.

Being part of the same property conveyed to Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, from Dewey Lineberry and Maribel V. Lineberry, aka Maribel Lineberry, husband and wife, by Warranty Deed dated December 31, 2019 and recorded January 8, 2020 in Instrument #20200108-0002367, said Register's Office.

2609 Old Hickory Blvd, Old Hickory, TN 37138 / 53-12-075.00

Lying and being in Davidson County, Tennessee, and being the southerly 57 feet, or front part, of Lots No. 14, 15, & 16 of Block 4 on the Plan of Dabbs and Elliot's Subdivision No. 1, Old Hickory, as of record in Book 547, page 97 of the Register's Office Davidson County, Tennessee. Said parts of said lots adjoin and front together 75 feet on the northeasterly side of Old Hickory Boulevard, formerly Concrete Drive, and run back between parallel lines 57 feet to a dead line.

Included in the above description but expressly excluded from the herein conveyance is as follows:

Being a part of Lots 14, 15 & 16, Block 4 on the Plan of Dabbs and Elliott's Subdivision No. 1 of record in Book 547, Page 97, described as follows:

Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard the southeast boundary of the John W. Martin property; thence along the southeast boundary north 44 degrees 15 minutes east 6 feet, more or less to a point; thence south 45 degrees 45 minutes east 75 feet, more or less to a point; thence south 44 degrees 15 minutes west 6 feet, more or less to a point in the said northeast margin; thence along the said Northeast margin north 45 degrees 45 minutes west 75 feet, more or less to the point of beginning and containing 450 square feet.

Being part of the same property conveyed to Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, as to a 50% undivided interest, and Stillwater Construction & Development, LLC, a Tennessee limited liability company, as to a 50% undivided interest, from Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 31, 2019 and recorded January 8, 2020 in Instrument #20200108-0002368, said Register's Office.

Being part of the same property conveyed to Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, from Dewey Lineberry and Maribel V. Lineberry, aka Maribel Lineberry, husband and wife, by Warranty Deed dated December 31, 2019 and recorded January 8, 2020 in Instrument #20200108-0002367, said Register's Office.

2617 Old Hickory Blvd, Old Hickory, TN 37138 / 53-12-0-078.00

Lying and being in Davidson County, Tennessee, and being Lots No. 17, 18, 19, 20, and 21 of Block 4 on the Plan of Dabbs and Elliott Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office of said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, as to a 50% undivided interest, and Stillwater Construction & Development, LLC, a Tennessee limited liability company, as to a 50% undivided interest, from Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 31, 2019 and recorded January 8, 2020 in Instrument #20200108-0002368, said Register's Office.

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, from Dewey Lineberry and Maribel V. Lineberry, aka Maribel Lineberry, husband and wife, by Warranty Deed dated December 31, 2019 and recorded January 8, 2020 in Instrument #20200108-0002367, said Register's Office

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

WITNESS MY HAND, this 3 day of March, 2022

Grantor

Stillwater Construction & Development, LLC, a Tennessee Limited Liability Company

By: Anthony Mitchell
Anthony Mitchell, Member

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Anthony Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Stillwater Construction & Development, LLC, a Tennessee Limited Liability Company, and that he is authorized by Stillwater Construction & Development, LLC, a Tennessee Limited Liability Company to execute this instrument on its behalf as such Member.

Witness my hand and official seal this 3 day of March, 2022.

Shannon ONeill
Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: 11/10/2024

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Shannon ONeill, **Stonehorse Real Estate Holdings, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 3 day of March, 2022

Shannon ONeill
Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: 11/6/2024



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/3/22 (date of document).

Jennifer L. Pennell

3/21/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21 day of March, 2022.

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

