This instrument prepared by:
Homefront Title, LLC d/b a Midtown
Title of Murfreesboro
262 Robert Rose Drive
Suite 101
Murfreesboro, TN 37129
File Number: 2-15750-LM

Karen Johnson Davidson County
Batch# 839954 DEEDQC
04/14/2022 12:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220414-0043581

This instrument was prepared from information supplied by the parties. Homefront Title, LLC d/b/a Midtown Title of Murfreesboro has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Williamson

TAMIKA VAUGHN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires MAR. 15, 2025

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 11 day of March, 2022.

Notary Public
My Commission Expires: 3.15.2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
K & C Partners Inc 405 Treeshore Lane Franklin, TN 37069	New Owner	075-10-0-196.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **CNS, LLC a Tennessee Limited Liability Company** ("Grantor") do/does hereby quitclaim and convey unto **K & C Partners Inc., a Tennessee Corporation** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. C9 on the Plan of Hermitage Estates "Parcel B" as recorded in Plat Book 3842, Page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. C9 fronts 100.00 feet on the Southeasterly margin of Lebanon Road and extends back 199.55 feet on the Southwesterly line and 199.46 feet on the Northeasterly line to a line in the rear on which it measures 100.00 feet thereon.

Included in the above description, but specifically excluded therefrom is 60 square feet conveyed to the State of Tennessee, of record in Book 6453, Page 420, Register's Office for Davidson County, Tennessee and being more particularly described as follows: Beginning at the point of intersection of the James M. McPherson, Jr., et ux Southwest boundary and the existing Southeast margin of S.R. 24 (U.S. 70); thence Southeastwardly 10 feet, more or less to a point; thence Southwestwardly 6 feet more or less to a point; thence Northwestwardly 10 feet, more or less to a point; thence with the margin of S.R. 24 (U.S. 70) 6 feet, more or less to the point of beginning and containing 60 square feet.

BEING the same property conveyed to K & C Partners Inc, a Tennessee Corporation from CNS, LLC by Quitclaim Deed of record in Instrument No. _____, in the Register's Office of Davidson County, Tennessee, dated February 10, 2022 and recorded on _____.

Being the same property conveyed to Brown & Associates, a Tennessee general partnership, comprised of Conoly Brown and David Hood by Special Warranty Deed from CIT Small Business Lending Corporation, of record in Instrument No. 20120926-0087531, in the Register's Office of Davidson County, Tennessee, dated September 20, 2012, and recorded on September 26, 2012.

Being the same property conveyed to CNS, LLC, by Warranty Deed from Brown & Associates, a Tennessee general partnership, of record in Instrument No. 20210720-0096929, in the Register's Office of Davidson County, Tennessee, dated July 14, 2021 and recorded on July 20, 2021.

This is ☒ improved or ☐ unimproved property located at: **4219 Lebanon Pike, Nashville, TN 37076**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of March, 2022.

GRANTOR:

CNS, LLC a Tennessee Limited Liability Company:

BY: YI QIANG CHEN

ITS: secretary

SIGNATURE: _____

STATE OF TENNESSEE
COUNTY OF Williamson

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

WITNESS my hand and seal at office this 17 day of March, 2022.

TAMIKA VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires MAR. 15. 2025

Tamika Vaughn
Notary Public
My Commission expires: 3.15.2025

Certificate of Authenticity

I, **Kim DeBerry**, do hereby make an 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 **02/10/2022.**

Name: **Kim DeBerry**
Title: **Vice President of Credit Risk**
Date **02/11/2022**

STATE OF Tennessee
COUNTY OF **Coffee**

Sworn to and subscribed before me on **02/11/2022.**



Notary Public: **Tara Smith**
My Commission Expires: **05/16/2022**