THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 840529 DEEDQC
04/18/2022 11:57:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220418-0044228

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 14th day of April, 2022.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ox Bear & Hawk Capital Partners, LLLP 4706 Trousdale Drive Nashville, TN 37220	New Owner	146-04-0-048-00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **4706 Trousdale Dr LLC,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Ox Bear & Hawk Capital Partners, LLLP,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 711 on the Plan of Caldwell Hall Section XII, of record in Plat Book 3300, Page 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning in the north margin of Richmar Drive at the corner of Lots No. 711 and 712; thence westerly with said drive, around a slight curve 130 feet to a monument; thence northerly around a curve, 39.27 feet to a monument in the east margin of Trousdale Drive; thence north with said drive 110 feet to a corner of Lots No. 710 and 711, thence east with the line of said lots 107.45 feet to a monument at the corner of Lots No. 711, 712 and 710; thence southerly with the line between Lots No. 711 and 712, 118.9 feet to the point of beginning.

Included in the above description but expressly excluded there from is the following:

Beginning at a point in the east existing right of way line of Trousdale Drive, said point being the common property line between Evelyn Hudson Smith and the Grantors herein and located 30.14 feet left of Trousdale Drive survey centerline station 203+80.10; thence with said common property line south 83 degrees 25 minutes 54 seconds East a distance of 6 feet, more or less, to a point located 36 feet, more or less, left of survey centerline 203+80, more or less, said point being the East proposed right-of-way line; thence with proposed right of way line South 06 degrees 43 minutes 10 seconds West a distance of 100 feet, more or less, to a point located 35.99 feet left of survey centerline station 204+81.00. Thence continuing with said proposed right of way line southeasterly with a curve to the left having a radius of 28 feet an arc distance of 45.73 feet to a point located 65.73 feet left of Trousdale Drive Survey centerline station 205+08.96, thence continuing with said proposed right of way line southeasterly a distance of 25 feet, more or less, to a point located 25 feet right of Richmar Drive survey centerline station 4+61. Said point being on the North existing right of way line of Richmar Drive, thence with said existing right of way line with a curve to the right having a radius of 338.41 feet and arc distance of 37 feet, more or less, to a point located 54 feet more or less, left of Trousdale Drive survey centerline station 205+14, more or less, thence continuing with said existing right of way line northwesterly with a curve to the right having a radius of 25.00 feet an arc distance of 39.27 feet to a point located 30.10 feet left of Trousdale Drive survey centerline Station 204+90.10; thence continuing with said existing right of way North 06 degrees 34 minutes 06 seconds east a distance of 110.00 feet to the point of beginning and containing 1,089 square feet, more or less.

Being the same property conveyed to 4706 Trousdale Dr, LLC by Quitclaim deed from Clayton B. Tate and Hannah Tate, husband and wife of record in Instrument No. 20210422-0053810 Register's Office for Davidson County, Tennessee, dated April 21, 2021 and recorded on April 22, 2021.

Being also known as 4706 Trousdale Drive Nashville, Tennessee 37220.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of April 2022.

4706 Trousdale Dr, LLC

BY: Clayton B. Tate
Its: Sole Member

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Clayton B. Tate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be the sole member(s) (or other officer authorized to execute the instrument) 4706 Trousdale Dr LLC, A Tennessee Limited Liability Company, the within named bargainor(s), and that he/she/they as such authorized member(s) has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself/themselves as such aforesaid authorized member(s).

Witness my hand and official seal at office, this 14th day of April, 2022.

Notary Public
My Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024