THIS INSTRUMENT WAS PREPARED BY:
Jonathan Williams, Attorney
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Karen Johnson Davidson County
Batch# 849732 DEEDQC
05/02/2022 03:04:02 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220502-0050880

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
West Trinity Properties, LLC 310 McMillin Street Nashville, Tennessee 37203	West Trinity Properties, LLC 310 McMillin Street Nashville, Tennessee 37203	071-06-0-87.00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney. The preparer makes no warranties or representations regarding the status of title to the property.

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 and sufficiency of which is hereby acknowledged, the undersigned, CAWTHON PROPERTIES, LLC, a Tennessee limited liability company, hereinafter the Grantor, by these presents does hereby quitclaim, transfer and convey unto WEST TRINITY PROPERTIES, LLC, a Tennessee limited liability company, hereinafter the Grantee, his successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and being Lot One as shown on the plan entitled "Tunstall Subdivision" as of record in plat book 6200, page 548, Register's Office for Davidson County, Tennessee and being described according to a survey dated October 10, 1995 and prepared by Ragan-Smith Associates, 315 Woodland Street, Nashville, Tennessee 37206. Project No. 86-136, W.O. No: 5020 and being more particularly described as follows:

Beginning at an existing iron pin on the southerly right-of-way of West Trinity Lane as dedicated by the above referenced plan, said pin lying 40 feet south of and parallel with the centerline of said road and also being situated 640 feet more or less west of the centerline intersection of West Trinity Lane and Brick Church Pike.

1. Thence S 04° 14' 38" W, 214.04 feet to an existing iron pin; Thence,

2. With the north line of the Barbara P. Friedman and Marvin P. Friedman, Trustees property, N 87° 04' 00" W, 264.35 feet to an iron pin set in the southeasterly right-of-way of Scruggs Lane, (a 50 foot wide unimproved right-of-way); Thence,

3. With the southeasterly right-of-way of Scruggs Lane, N 32° 3' 13" E 234.80 feet to an iron pin set; Thence,

4. Northeasterly 27.37 feet along the arc of a curve to the right that has a radius of 25.00 feet to an iron pin set in the southerly right-of-way of West Trinity Lane, said curve has a chord bearing and distance of N 63° 59' 21" E, 26.03 feet; Thence,

5. Easterly 130.22 feet along the arc of a curve to the left that has a radius of 2909.79 feet to the point of beginning, said curve has a chord bearing and distance of S 85° 55' 32" E, 130.21 feet.

The above-described tract contains 44.152 square feet or 1.014 acres more or less.

Being the same property conveyed to Cawthon Properties, LLC, a Tennessee limited liability company by Warranty Deed from John H. Tunstall, Jr., dated August 18, 2017, of record in Instrument No.: 20170818-0085309, Register's Office for Davidson County, Tennessee.

This property is improved property known as 310 West Trinity Lane, Nashville, Tennessee 37207.

This instrument and the interest hereby quitclaimed and conveyed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Wherever 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, I have hereunto set my hand on this the 27 day of April 2022.

CAWTHON'S PROPERTIES, LLC,
a Tennessee limited liability company

BY: John F Cawthon

JOHN F. CAWTHON, PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN F. CAWTHON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be President of Cawthon Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and official seal at office on this 27th day of April 2022.



Greg Hazelwood
Notary Public

My Commission Expires: 5/7/2024

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero ($0.00) Dollars.

John F Cawthon
AFFIANT

Sworn to and subscribed before me, this 27th day of April 2022.



Greg Hazelwood
Notary Public

My Commission Expires: 5/7/2024