ınnson Davidson County
Batch# 850131 DEEDQC
05/03/2022 02:11:52 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220503-0051418

# QUITCLAIM DEED

FROM: BELL & ASSOCIATES CONSTRUCTION, LLC, a Tennessee limited liability company

TO: DWT, LLC, a Tennessee limited liability company

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel Number: |
|---|---|---|
| DWT, LLC<br>7130 Cockrill Bend Blvd.<br>Nashville, TN 37209 | (same) | 068 00 0 029.00<br>068 00 0 030.00 |

THIS INSTRUMENT PREPARED BY: Lida G. Alsobrooks, Esq., Waller Lansden Dortch & Davis, LLP, 511 Union Street, Nashville, Tennessee 37219

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer ($0.00).

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2022.

Notary Public

My Comm. Expires: 05/07/2024

WILL IVY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY-07-2024

## QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and adequacy of which is hereby acknowledged, **BELL & ASSOCIATES CONSTRUCTION, LLC**, a Tennessee limited liability company, hereinafter called "**GRANTOR**", hereby quitclaims and conveys unto **DWT, LLC**, a Tennessee limited liability company, hereinafter called "**GRANTEE**", its successors and assigns, that certain tract or parcel of land together with all improvements thereon located in Davidson County, State of Tennessee, described as follows, to wit (the "**Property**"):

This is improved property commonly known as 4601 Ashland City Highway, Nashville, Tennessee.

**[Signature Page Follows]**

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 2nd day of May, 2022.

**GRANTOR:**

**BELL & ASSOCIATES CONSTRUCTION, LLC,** a Tennessee limited liability company

By: _____
Jeff Tinsley, Secretary

STATE OF TENNESSEE )

COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jeff Tinsley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Secretary of Bell & Associates Construction, LLC, a Tennessee limited liability company (the "Company"), the within named bargainor, and that he as such Secretary of the Company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of himself as Secretary of the Company.

WITNESS my hand and official seal, this 2nd day of May, 2022.

_____
Notary Public

My Commission Expires: 1-6-2025

Nathan Anderson
State of Tennessee Notary Public
Davidson County

[Signature Page to Quitclaim Deed]

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set at the intersection of the southerly right-of-way line of Ashland City Highway, width varies, and the westerly right-of-way line of Amy Lynn Drive, width varies;

Thence leaving the southerly right-of-way line of Ashland City Highway, with the westerly right-of-way line of Amy Lynn Drive, South 68 deg 39 min 06 sec West, 709.03 feet to an iron rod set;

Thence South 21 deg 47 min 56 sec West, 6.08 feet to an existing iron rod;

Thence South 68 deg 49 min 05 sec West, 218.53 feet to an existing iron rod, at the intersection with the northerly right-of-way line of CSX Transportation Railroad;

Thence leaving the westerly right-of-way line of Amy Lynn Drive, with the northerly right-of-way line of CSX Transportation Railroad, North 79 deg 39 min 32 sec West, 424.16 feet to an iron rod set;

Thence South 07 deg 07 min 16 sec West, 25.05 feet to an existing railroad spike;

Thence North 79 deg 39 min 32 sec West, 973.00 feet to an existing iron rod, at a corner with the property of William M. Goodrum, Et Al, as of record in Instrument Number: 20171204-0123392, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of CSX Transportation Railroad, with the easterly property line of William M. Goodrum, Et Al, North 06 deg 43 min 14 sec East, 366.46 feet to an existing iron rod in the southerly right-of-way line of Ashland City Highway;

Thence with the southerly right-of-way line of Ashland City Highway, South 74 deg 38 min 03 sec East, 6.97 feet to an existing iron rod;

Thence South 74 deg 53 min 05 sec East, 150.67 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 1059.71 feet, the central angle of which is 10 deg 30 min 07 sec, the radius of which is 5781.58 feet, the chord of which is South 80 deg 38 min 09 sec East, 1058.23 feet to an existing iron rod;

Thence South 07 deg 54 min 47 sec West, 2.66 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 383.95 feet, the central angle of which is 03 deg 48 min 08 sec, the radius of which is 5785.92 feet, the chord of which is South 87 deg 02 min 45 sec East, 383.88 feet to an existing iron rod;

Thence South 88 deg 56 min 49 sec East, 109.60 feet to an iron rod set;

Thence North 01 deg 03 min 11 sec East, 6.39 feet to an iron rod set;

Thence South 88 deg 56 min 49 sec East, 527.78 feet to the POINT OF BEGINNING. Containing 630,570 square feet or 14.476 acres more or less.

Being the same property conveyed to Bell & Associates Construction, L.P., as of record in Instrument Number: 20190612-0056471, at the Register's Office for Davidson County, Tennessee.