Karen Johnson Davidson County
Batch# 854467 DEEDQC
05/12/2022 03:52:35 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220512-0055054

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Rollins 4G Bransford, LLC 1421 Elm Hill Pike Nashville, Tennessee 37210	(Same)	Map 118-3 Parcel 6

This instrument prepared by: Waller Lansden Dortch & Davis, LLP, Richard A. Johnson, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this the 12th day of May, 2022.

DEBORAH K. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 8, 2024

NOTARY PUBLIC
My Commission Expires: Jan. 8, 2024

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Rollins Associates, L.P., a Tennessee limited partnership ("Grantor"), by these presents, does hereby quitclaim and convey unto Rollins 4G Bransford, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest, in and to the following described land in Davidson County, Tennessee:

Tract No. I:
Being a part of the east part of Lot No. 3 of the N. W. Berry Plan of Lots, of record in Book 421, page 26, Register's Office for said County, and described as follows:

Beginning at the point in the westerly margin of Melrose or Morton Avenue at the southeast corner of a strip of ground conveyed to the Tennessee Central R.R. Co. by Robert McFarland and wife, by deed of record in Book 1163, page 351, said Register's Office, thence south 48-1/2 deg. West, parallel to and 10 feet south of the right-of-way of the Tennessee Central R.R. 320 feet to a point at the southwest corner of the strip mentioned above; thence along the

westerly line of said strip northwesterly 10 feet to the right of way of the Tennessee Central R.R., continuing with the right-of-way of the Tennessee Central R.R. South 48-1/2 deg. West 431 feet more or less to a stake at the northeast corner of an 0.8 acre tract, which is the west part of said Lot No. 3; thence along the east line of said 0.8 acre tract South 20 deg. East 126 feet to a stake; thence North 60-3/4 deg. East 740 feet to the west line of Melrose Avenue; thence with the line of the same northerly, around a slight curve, 302 feet to a point of beginning.

Tract No. II:
Being Lots Nos. 1 and 2 on the unrecorded Plan of the Subdivision of the property of D. M. Layne, deceased, described according to survey made by John Wilkes, Surveyor, on March 8, 1930, as follows:

Beginning at a point in the westerly margin of Melrose Avenue, being the northeast corner of said Lot No. 1; thence running 264 feet with the westerly margin of Melrose Avenue to the northeast corner of Lot No. 3; thence South 68 deg. 5' West 738 feet to a proposed street; thence North 16 deg. 30' West 200 feet to the northwest corner of Lot No. 1; thence North 63 deg. 17' East 740.8 feet to the point of beginning.

Tract Nos. I and II being part of the property conveyed to R.D.R., L.P., a Tennessee limited partnership, by deed from C. B. Rollins, Jr., Mary Ann Devor and David L. Rollins, of record in Book 9201, page 85, said Register's Office. R.D.R., L.P. has since changed its name to Rollins Associates, L.P.

Tract No. III:
A tract of land located in the City of Berry Hill, Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin set in the Southerly R.O.W. of the former Tennessee Central Railroad, said pin being located South 49 degrees, 41 minutes 15 seconds West 320.00', thence, North 40 degrees, 18 minutes, 45 seconds West 10.00' and thence South 49 degrees, 41 minutes, 15 seconds West 542.26' all from the intersection of said railroad R.O.W. and the West R.O.W. of Bransford Avenue, and proceeding as follows:

Leaving said R.O.W., and with the line of the property formerly conveyed to R. O. Rollins by deed of record in Book 1345, Page 442, Register's Office for Davidson County, Tennessee, South 21 degrees, 05 minutes, 05 seconds East, a distance of 122.69' to an iron pin;

Thence, with the line of the property conveyed to C. B. Rollins, Jr., et al, by deed of record in Book 2088, page 503, said Register's Office, South 63 degrees, 46 minutes, 33 seconds West, a distance of 13.41' to a railroad spike;

Thence, continuing with said Rollins, South 18 degrees, 25 minutes, 55 seconds East, a distance of 23.47' to a point;

Thence, leaving the line of said Rollins, and severing the land of the property conveyed to Cato Bass, Jr., et al, by deed of record in Book 5959, page 308, said Register's Office, North 43 degrees, 39 minutes, 06 seconds West, a distance of 134.60' to an iron pin set in said railroad R.O.W.;

Thence, with said railroad R.O.W., North 49 degrees, 41 minutes, 15 seconds East, a distance of 70.00' to the beginning and containing 5,432 square feet, more or less.

Being part of the property conveyed to R.D.R., L.P., a Tennessee limited partnership, by deed from C. B. Rollins, Jr., Mary Ann Devor and David L. Rollins, of record in Book 9201, page 85, said Register's Office. R.D.R., L.P. has since changed its name to Rollins Associates, L.P.

Tract No. III being the same property conveyed to Rollins Associates, L.P., a Tennessee limited partnership, by deed from Clark B. Rollins, III, Executor of the Estate of C. B. Rollins, Jr., Richard C. Devor, Jr., Susan Devor Beich and Carolyn Devor DeMarco, being the heirs at law of Mary Ann Rollins Devor and David L. Rollins, of record as Instrument No. 20121012-0093708, said Register's Office.

This is improved property located at 2461 Bransford Avenue, Nashville, Tennessee 37204.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12TH day of May, 2022.

ROLLINS ASSOCIATES, L.P., a Tennessee limited partnership

By: Rollins Management Services, Inc., a Tennessee corporation, its General Partner

By: Don D. Rollins
Don D. Rollins, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Don D. Rollins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of Rollins Management Services, Inc., a Tennessee corporation, the General Partner of Rollins Associates, L.P., the within named bargainor, a Tennessee limited partnership, 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 partnership by himself as President of Rollins Management Services, Inc., the General Partner of the limited partnership.

Witness my hand and seal, at office in NASHVILLE, Tennessee, this the 12th day of MAY, 2022.

Steven L Porter
NOTARY PUBLIC

My Commission Expires: 7-7-2025

STEVEN LEE PORTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025