QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 856497 DEEDQC
05/17/2022 10:38:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220517-0056581

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.7.2024
(AFFIX SEAL)

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5.7.2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Southern Spaces, LLC	Newowner Same	
(NAME)	(NAME)	
7407 & 7430 Indian Creek Rd	2401 Fossers Lane	100-00-0-042.00 AND 100-00-0-041.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WILLIAM MICHAEL MASSEY, A SINGLE MAN ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

SOUTHERN SPACES, LLC A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE "EXHIBIT A"

BEING THE SAME PROPERTY CONVEYED BY ROWENA H. O'BRIEN TO PHILLIP M. LOUGHREY AND WIFE, SUSANNE B. LOUGHREY, BY WARRANTY DEED DATED MARCH 13, 1976 AND RECORDED IN BOOK 5016, PAGE 977, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER CONVEYED TO PHILLIP M. LOUGHREY FROM SUSANNE B. LOUGHREY BY QUITCLAIM DEED DATED OCTOBER 27, 1982 OF RECORD IN BOOK 5958 PAGE 974 AND PURSUANT TO THE DIVORCE DECREE AND PROPERTY SETTLEMENT AGREEMENT ENTERED IN THE CASE STYLED *SUSANNE BERRY LOUGHREY V. PHILLIP MAYNARD EDWARD LOUGHREY,* CIVIL ACTION NO. 82D-1612, SECOND CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE.

THE SAID PHILLIP M. LOUGHREY HAVING SINCE DIED TESTATE ON SEPTEMBER 6, 2020.

THE SAID PROPERTY VESTED AT HIS DEATH IN WILLIAM MICHAEL MASSEY AS DEVISEE UNDER LAST WILL AND TESTAMENT OF PHILLIP M. LOUGHREY PROBATED IN CASE NO. 20P-1535, IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION.

FURTHER BEING THE SAME PROPERTY CONVEYED TO WILLIAM MICHAEL MASSEY BY EXECUTOR'S QUITCLAIM DEED FROM PEGGY MATHES, AS ADMINISTRATOR OF THE ESTATE OF PHILLIP M. LOUGHREY, DECEASED OF RECORD IN INSTRUMENT NUMBER 20211122-0154672, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 12, 2021 AND RECORDED ON NOVEMBER 22, 2021.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is improved property known as: **7407 & 7430 Indian Creek Rd, Nashville, Tennessee 37209**

Witness our hands this the 10 day of May, 2022.

William Michael Massey
WILLIAM MICHAEL MASSEY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM MICHAEL MASSEY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day of May, 2022.

Notary Public
My Commission Expires:

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

"Exhibit A"

(1) Tract No. 4 in Deed at Book 5016, page 977, Register's Office for Davidson County, Tennessee:

A tract of land in the Eighth Civil District of Davidson County, Tennessee and more particularly described as follows: This land is situated on the east and west sides of the existing Indian Creek Road. The west part of the tract begins at a metal fence post, same being 726.80 feet along the west side of the existing Indian Creek Road south of Cobb's south property line, thence along the side of the said existing road S. 8 degrees 21' E., 69.32 feet to a point, thence on a curve with a radius of 1989.50 feet for a distance of 130.68 feet to a metal post, thence leaving the side of said road N. 89 degrees 31' W, 1154.31 feet to a metal post, thence N. 3 degrees 50' W., 198.91 feet to a metal post, thence S. 89 degrees 31' E., 1142.84 feet to the point of beginning of the west part of the tract. The east part of the tract begins at a metal fence post on the east side of the existing Indian Creek Road, same being S. 89 degrees 31' E., 50 feet from the southeast corner of the west part of the tract, thence along the east side of said road on a curve with a radius of 2039.50 feet for a distance of 138.40 feet to a point, thence N. 8 degrees 21' W., 61.55 feet to a metal post, thence leaving the existing road S. 89 degrees 31' E., 382.64 feet to a metal post, thence S. 12 degrees 43' E. 203.73 feet to a metal post, thence N. 89 degrees 31' W., 403.12 feet to the point of beginning of the east part of the tract. The combined area for this property is 7.0 acres, more or less. Included in this description but excluded from this conveyance is a 50 foot right of way as set forth in Davidson County Project #8BX, dated 12/7/44, for a proposed new road. This description is according to a survey made March 9, 1976 by Dewayne Caldwell.

(2) Tract No. 5 in Deed at Book 5016, page 977, Register's Office for Davidson County, Tennessee:

A tract of land in the Eighth Civil District of Davidson County, Tennessee and more particularly described as follows: This land is situated on the east and west sides of the existing Indian Creek Road. The west part of the tract begins at a metal fence post, same being 926.80 feet along the west side of the existing Indian Creek Road south of Cobb's south property line, thence along the side of the said existing road on a curve with a radius of 1989.50 feet for a distance of 175.90 feet to a point thence S. 0 degrees 29' W, 24.10 feet to a metal fence post, thence leaving the existing road N. 89 degrees 31' W., 1146.99 feet to a metal post, thence N. 3 degrees 50' W., 200.35 feet to a metal post, thence S. 89 degrees 31' E., 1154.31 feet to the beginning of the west part of the tract. The east part of the tract begins at a metal fence post on the east side of the existing Indian Creek Road, same being S. 89 degrees 31' E., 50' from the southeast corner of the west part of the tract, thence along the east side of said road N. 0 degrees 29' E., 24.10 feet to a point, thence on a curve with a radius of 2039.50 feet for a distance of 175.89 feet to a metal post, thence leaving said road S. 89 degrees 31' E., 403.12 feet to a metal post, thence S. 12 degrees 43' E., 205.20 feet to a metal post, thence N. 89 degrees 31' W., 442.41 feet to the point of beginning of the east part of the tract. The combined area of this property is 7.2 acres, more or less. Included in this description but excluded from this conveyance is a 50 foot right of way as set forth in Davidson County Project #8BX, dated 12/7/44, for a proposed new road. This description is according to a survey made March 9, 1976 by Dewayne Caldwell.

(3) Tract No. 6 in Deed at Book 5016, page 977, Register's Office for Davidson County, Tennessee:

A tract of land in the Eighth Civil District of Davidson County, Tennessee and more particularly described as follows: Beginning at a metal fence post, same being on the west side of the existing Indian Creek Road and also being 1126.80 feet along the west side of the existing Indian Creek Road south of Cobb's south property line, thence along the existing road S 0 degrees 29' W, 250.00 feet to a metal post, thence leaving the existing road N 89 degrees 31' W, 1128.10 feet to a metal post, thence N 3 degrees 50' W, 250.71 feet to a metal post, thence S 89 degrees 31' E, 1146.99 feet to the point of beginning, containing 6.5 acres, more or less, according to a survey dated March 9, 1976 by Dewayne Caldwell. Included in this description but excluded from this conveyance is a 50 foot right of way as set forth in Davidson County Project Number 8BX, dated 12/7/44.