Karen Johnson Davidson County
Batch# 860739 DEEDQC
05/23/2022 01:57:40 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220523-0059695

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
The Carell Family, LLC c/o Edie Johnson 95 White Bridge Road, Suite 514 Nashville, TN 37205	(same)	#93-6-3-14.00 #93-6-3-15.00 #93-6-3-16.00

This instrument prepared by: Waller Lansden Dortch & Davis, LLP, Robert R. Campbell, Jr., Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Edie C

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2022.

RHONDA R. HARVEY STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

Rhonda R. Harvey

NOTARY PUBLIC

My Commission Expires: 08/06/2023

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, The Carell Family, LLC, a Tennessee limited liability company, (the "Grantor"), by these presents, does hereby quitclaim and convey all its right, title and interest to The Carell Family, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to wit:

Beginning at a PK Nail found at the intersection of Seventh Avenue North and Alley No. 63; thence S 62°31'51" W a distance of 166.00 feet to a PK Nail found; thence N 27°25'11" W a distance of 203.75 feet to a PK Nail found; thence N 63°14'00" E a distance of 163.58 feet to a PK Nail found marking the beginning of a curve to the right, said curve having a radius of 15.00 feet, a chord length of 10.16 feet, a chord bearing of S 47°36'48" E, an arc length of 10.36 feet to a PK Nail found; thence S 27°05'55" E a

distance of 192.21 feet to the point of beginning, as shown on that certain survey prepared by Christopher S. Denham, RLS No. 2000 of Denham Land Surveyors, LLC, dated January 18, 2007, Denham Project No. 08013-07.

Being the same property conveyed to The Carell Family, LLC, a Tennessee limited liability company, from CPC Realty, LLC, a Delaware limited liability company, by deed recorded as Instrument No. 20080708-0070212, in the Register's Office of Davidson County, Tennessee.

The purpose of this deed is to combine parcels previously conveyed to Grantor as Parcels #93-6-3-14.00, #93-6-3-15.00 and #93-6-3-16.00 into one parcel of land.

This is unimproved property known as 119-125 7th Avenue, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, Grantor has executed this instrument this the 23rd day of May, 2022.

THE CARELL FAMILY, LLC,
a Tennessee limited liability company

By: Edith C Johnson
Name: Edith C. Johnson
Title: Manager

STATE OF Tennessee)
COUNTY OF [redacted])
Dickson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Edith C. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Manager of The Carell Family, LLC, a Tennessee limited liability company, the within named bargainor, and that she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23rd day of May, 2022.

Rhonda R. Harvey
NOTARY PUBLIC

My Commission Expires: 08/06/2023

RHONDA R. HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY