Karen Johnson Davidson County
Batch# 863317 DEEDQC
05/27/2022 09:21:21 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220527-0061641

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

Jill Stroud
JILL STROUD, AFFIANT

Subscribed and sworn to before me, this 24th day of May 2022.

Shelley Mason
NOTARY PUBLIC

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 11/03/2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ZIKE SPRINGS, LLC 1010 Fulton Greer Road Franklin, TN 37064	New Owner	Map and Parcel No.: 10603002400

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Jill Stroud, ("Grantor") do hereby quitclaim, transfer and convey unto Zike Springs, LLC, a Tennessee limited liability company, created July 22, 2008, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below and more particularly described in Exhibit "A" attached hereto, and subject to the Title Exceptions described in Exhibit "B" attached hereto.

This is improved property known as 1451 Elm Hill Pike, Nashville, Tennessee 37210.

Being the same property conveyed to Jill Stroud from Park Elm Plaza, LLC, a Tennessee limited liability company, by Special Warranty Deed, recorded in the Register's Office of said county and state in Instrument No. 20200227-0021911.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 24th day of May 2022.

Jill Stroud, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jill Stroud,** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of May 2022.

Notary Public

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 11/03/2025

EXHIBIT "A"

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A parcel of land in the 3rd Civil District of Nashville, Davidson County, Tennessee, bounded on the North by Elm Hill Pike and on the West by relocated Spence Lane and more particularly described as follows:

Beginning at a point on the Southerly margin of Elm Hill Pike 463 feet Easterly from the centerline of said relocated Spence Lane; thence along the Southern margin of Elm Hill Pike South 84 deg. 46 min. West 406.71 feet to a concrete monument the beginning of a return radius to the left; thence along said radius of 25.00 feet having a central angle of 95 deg. 43 min. 10 sec. 41.77 feet to a concrete monument on the Easterly right-of-way of Spence Lane the beginning of a curve to the left; thence along said curve having a radius of 521.755 feet and a central angle of 31 deg. 48 min. 52 sec. 289.71 feet to a point; thence South 42 deg. 40 min. 02 sec. East 101.27 feet to a point, the beginning of a curve to the right; thence along said curve having a central angle of 06 deg. 22 min. 23 sec., and a radius of 512.88 feet, a curved length of 57.07 feet to a point; thence South 86 deg. 23 min. East 164.86 feet to a point; thence North 03 deg. 29 min. East 450.00 feet to the point of beginning, containing 3.20 acres, more or less.

EXHIBIT "B"

TITLE EXCEPTIONS

1. Easement for Sanitary Sewer, recorded in Book 3702, Page 120, Register's Office for Davidson County, Tennessee.

2. Easement for Sanitary Sewer, recorded in Book 4008, Page 212, Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary Sewer, recorded in Book 4008, Page 216, Register's Office for Davidson County, Tennessee.

4. Easement for Slope/Construction, recorded in Instrument No. 20000330-0031825, Register's Office for Davidson County, Tennessee.

5. Easement for Utility, Retained in Ordinance 70-1079, Register's Office for Davidson County, Tennessee.

6. Easement for Drainage culvert, as referenced in Instrument No. 20001201-0118315, Register's Office for Davidson County, Tennessee.