Karen Johnson Davidson County
Batch# 866917 DEEDQC
06/03/2022 09:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220603-0064097

**THIS INSTRUMENT PREPARED BY:**
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

# QUITCLAIM DEED

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Clarksville Pike, LLC<br>5110 Maryland Way, Ste 120<br>Brentwood, TN 37027 | Clarksville Pike, LLC<br>5110 Maryland Way, Ste 120<br>Brentwood, TN 37027 | 05800013900 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Clarksville Pike, LLC a Tennessee Limited Liability Company** does hereby quitclaim and convey unto **Clarksville Pike, LLC a Tennessee Limited Liability Company**, its successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

**See Exhibit A**

This quitclaim deed being prepared to correct an erroneous description in the prior deed of record in Instrument No. 20200422-0042432, dated April 20, 2020 and recorded on April 22, 2020.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 9TH day of May, 2022.

Affiant

My commission expires: JASON SEAL

Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 9th day of May, 2021.

Clarksville Pike, LLC
A Tennessee Limited Liability Company

Elde Guerrier, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Elde Guerrier,** 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 Authorized Member of Clarksville Pike, LLC, and that the acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of May, 2022

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
07/13/2024
COUNTY OF WILLIAMSON

**Exhibit A**

A certain tract of parcel of Land Located in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the 13th Civil District of Davidson County, Tennessee and being Parcel 139 on Tax Map 58, and being more particularly described as follows:

Beginning at an old concrete monument in the east margin of Homeland Drive, said monument being 591.56' south of the south margin of Echo Lane and proceeding as follows:

1. With the south line of Lot 216 of Homeland Heights, Section 3, of record in Book 3700, page 55, R.O.D.C., South 85 degrees 01 minutes 35 seconds east a distance 569.48' to an old concrete monument, thence

2. North 12 degrees 51 minutes 02 seconds east a distance of 111.81; to an old concrete monument at the southwest corner of the Gill property, thence

3. With Gill's south, line North 66 degrees 34 minutes 15 seconds east a distance of 293.94' to an old iron pin at Gill's southeast corner and the southwest corner of the Griner property, thence

4. With Griner's south line North 65 degrees 21 minutes 50 seconds east a distance of 296.72' to an old iron pin at Griner's southeast corner, thence

5. With the west line of Homeland Heights, Part One, (not of record) South 17 degrees 02 minutes 20 seconds east a distance of 568.34' to a new concrete monument, thence

6. With the south line of Lot No. 1 of Homeland Heights, Part One, North 78 degrees 45 minutes 09 seconds east a distance of 378.36' to an old concrete monument, thence

7. Around a curve to the left in an easterly direction, said curve having a radius of 20.00' a distance of 30.89' to an old concrete monument in the west margin of Clarksville Pike, thence

8. With the west margin of Clarksville Pike South 12 degrees 08 minutes 35 seconds east a distance of 89.76' to an old concrete monument, thence

9. Leaving the west margin of Clarksville Pike around a curve to the left in a westerly direction, said curve having a radius of 20.00' a distance of 31.35' to an old concrete monument, thence

10. With the north line of the Rich property South 78 degrees 48 minutes 07 seconds west a distance of 379.01' to a new concrete monument at the northwest corner of the Rich property, thence

11. With the west line of the Rich property south 9 degrees 18 minutes 53 seconds east a distance of 469.45', passing through an old iron pin at the distance of 229.7' to a new iron pin in the north right-of-way of Briley Parkway, thence

12. With the north right-of-way of Briley Parkway, South 87 degrees 14 minutes 20 seconds west a distance of 4.36' to a state right-of-way monument, thence

13. South 58 degrees 45 minutes 32 seconds west a distance of 309.79' to a state right-of-way monument, thence

14. Leaving the north right-of-way of Briley Parkway North 18 degrees 25 minutes 28 seconds west a distance of 43.06' to an old iron pin, thence

15. South 72 degrees 22 minutes 47 seconds west a distance of 144.19' to an old iron pin at the northeast corner of Coomer property, thence

**Tennessee Certification of Electronic Document**

I, Steven T. Mortis, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 05/31/2022 ____ (date of document).

Affiant Signature

05/31/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 31 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025