Karen Johnson Davidson County
Batch# 908478 DEEDQC
08/26/2022 09:01:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220826-0096336

This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

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

Notary Public

My Commission expires: 1.3.23

Leslie Walsh
State of Tennessee
Notary Public
Davidson County

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
JA+2 **1019 Whites Creek Pike** **Nashville, TN 37207**	**JA+2** **1019 Whites Creek Pike** **Nashville, TN 37207**	**08202000400** **08202008800**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Prime Nashville, LLC, a Tennessee limited liability company, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto JA+2, a Tennessee partnership, and its successors and assigns, its entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Two parcels of Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Parcel A: 1021 Whites Creek Pike, Nashville, TN

Tract No. 1: Being the northerly part of Lot No. 18 on the Map of the Subdivision of the lands of Mary R. Brown Heirs, as of record in Book 314, Pages 540 and 541, Register's Office for Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, August 16, 1944, as follows:

BEGINNING on the northeasterly margin of Whites Creek Pike at the NW corner of the property conveyed to Maurice Berkovitz and wife, by deed from Joe Kornman and wife, of record in Book 1302, Page 92, said Register's Office; thence, with said Pike northwardly 70.3 feet to the southerly margin of a 40' unnamed street (last called Huff Ave.); thence, with said street, easterly 118 feet to another corner of said Berkovitz property; thence, with northerly line of same, westerly 86.3 feet to the BEGINNING.

Tract No. 2: Being a tract of land lying adjacent to and North of Tract 1 above and described as follows:

BEGINNING on the NE margin of Whites Creek Pike and the NW corner of the property conveyed to Shirley May Nation, as of record in Book 4821, Page 232, Register's Office for Davidson County, Tennessee; thence, northerly with the margin of Whites Creek Pike 27 feet, more or less to a point; thence, easterly and parallel with Nation's original North line 137 feet more or less to a point; thence, southerly 20 feet to Nation's easterly corner; thence, with Nation's North line westerly 118 feet to the POINT OF BEGINNING.

Being all of the same property conveyed to Ronald E. Parish by Warranty Deed dated October 19, 1990 and recorded on October 29, 1990, from Roy W. Powell and wife, Suzanne Powell, of record in Book 8226, Page 472, Register's Office for Davidson County, Tennessee, and by Final Order of Forfeiture, dated May 7, 1999, of record in Book 11486, Page 736, said Register's Office. The said property was further conveyed to Charles E. Fuller by Quitclaim Deed dated June 01, 2001 and recorded on June 06, 2001, from Ronald E. Parish, of record in Instrument No. 20010606-0059227, said Register's Office.

Parcel B: 1019 Whites Creek Pike, Nashville, TN

Land in Davidson County, Tennessee and being part of Lots 17 and 18 on the map of the Subdivision of the lands of Mary R. Brown's heirs, of record in Deed Book 314, Pages 540 and 541, Register's Office for Davidson County, Tennessee, and being one half of a 40' street closed by Metro Nashville Bill No. 77-755, together being described according to a survey by J. Bruce Rainey, Survey #823 dated November 30, 1999 and known as Job No. 990226 as follows:

BEGINNING at an iron pin set on the easterly margin of Whites Creek Pike, said point of beginning being the westernmost corner of this tract and also being the southernmost corner of the Ronald E. Parrish land of record in Book 8226, Page 472, Register's Office for Davidson County, Tennessee, said point of beginning also being 25' easterly from the center of Whites Creek Pike; thence, with Parrish's line North 55 degrees 12' 13" East 84.20' to an iron pin set this survey; thence, North 08 degrees 40' 08" East 20.05' to an existing iron pin in the center of the said abandoned roadway; thence, with the center of the abandoned road and with the line of Lot No. 2 on the plan of W. N. A. H. Subdivision, of record in Book 6250, Page 715, said Register's Office, South 77 degrees 24' 15" East passing an iron pin found at 42.12' in all 47.50' to an iron pin set on the westerly margin of Lotta Ave.; thence, with Lotta Ave. South 12 degrees 35' 45" West 20.00' to an iron pin set this survey; thence, continuing with the same South 06 degrees 38' 27" East 29.00' to an iron pin set; thence leaving Lotta Ave. and with the Line of Bobby L. Huey, of record in Book 9969, Page 987, said Register's Office, South 65 degrees 37' 05" West 102.50' to an iron pin set on the easterly margin of Whites Creek Pike; thence, with the easterly margin of the said Pike North 36 degrees 06' 17" West 41.00' to the POINT OF BEGINNING, containing 6,131 square fee more or less.

Being the same property conveyed to Charles E. Fuller and wife, Betty A. Fuller by Warranty Deed from Xavier Properties, a sole proprietorship, Larry J. Burge, sole

proprietor, of record in Instrument No. 19991228-0307627, Register's Office for Davidson County, Tennessee, dated December 22, 1999 and recorded on December 28, 1999.

Betty A. Fuller and Betty Ann Fuller being one and the same person.

Being the same property conveyed to Prime Nashville, LLC, a Tennessee limited liability company by Warranty Deed from Charles E. Fuller by Betty Ann Fuller, Conservator, said Conservator having been named and appointed Conservator by Order of the Probate Court of Davidson County, Tennessee, Sitting in Nashville, entered April 9, 2015, as File No. 15P254, joined by his wife, Betty A. Fuller, as an individual, of record in Instrument No. 20170802-0078837, Register's Office for Davidson County, Tennessee, dated August 1, 2017 and recorded on August 2, 2017.

This is improved commercial property being more commonly known as 1019 and 1021 Whites Creek Pike, Nashville, TN 37027.

AND NOW, the undersigned, does hereby quitclaim and convey unto JA+2, a Tennessee general partnership, all of its interest in the property hereinabove described and to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 24 day of August, 2022

Prime Nashville, LLC

By: _____
Jarred McNeal, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Jarred McNeal, Authorized Member of Prime Nashville, LLC, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2022.

_____
Notary Public

Leslie Walsh
State of Tennessee
Notary Public
Davidson County

My commission expires: 1.3.23

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.