This Instrument Prepared By:

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Karen Johnson Davidson County
Batch# 909520 DEEDQC
08/29/2022 04:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220829-0097503

QUITCLAIM DEED

THIS DEED, made and entered into on this the 18th day of August, 2022, by and between **NASHWOOD REAL ESTATE, INC., a Tennessee S-Corporation**, party of the first part, and **DERK CHEETWOOD and CARI CHEETWOOD, Husband and Wife**, parties of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part hereby conveys and quitclaims unto the parties of the second part, its right, title and interest in and to that certain lot or parcel of land, together with all improvements thereon and appurtenances thereunto belonging situate in the 35th Council-Manic District within the General Services District of Metropolitan Nashville-Davidson County, Tennessee, said property being more particularly described as follows:

> Being generally located to the North of Highway 100 and Old Harding Pike, West of Lewis Road, South of Griffith Road, and East of Old Harding Lane and more particularly described as follows:
>
> BEGINNING at an iron rod (new) at the Northeasterly quadrant of the intersection of Highway 100 (66' right of way) and Old Harding Pike (50' right of way); thence, with said Old Harding Pike North 85 degrees 12 minutes 59 seconds West 172.58 feet to an iron road (new) at an existing fence corner; thence, with a severance line the following calls:

Initially with an existing fence and tree row then continuing North 04 degrees 40 minutes 17 seconds East 1079.20 feet to an iron rod (new); North 85 degrees 40 minutes 03 seconds East 135.44 feet to an iron rod (new); South 04 degrees 19 minutes 57 seconds East 764.11 feet to an iron rod (new) at an existing fence corner; South 17 degrees 48 minutes 37 seconds West 355.35 feet to the Point of BEGINNING, containing 218,326 square feet or 5.01 acres, more or less, all according to survey by Barge Design Solutions, Inc. License No. 2431 dated 12/17/2021.

BEING the same property conveyed to Nashwood Real Estate, Inc., a Tennessee Corporation by Warranty deed from Ronald D. Buck of record in Instrument No. 20220103-0000601, Register's Office for Davidson County, Tennessee, dated December 23, 2021 and recorded on January 03, 2022.

The following information is for descriptive purposes only and shall not be construed as amending or altering the description set forth above in any way:

Tax Map No. 168-00-0-277.00

Property Address: 8200 Old Harding Pike, Nashville, TN 37221

IN TESTIMONY WHEREOF, Witness the signature of the party of the first part hereunto affixed, by its duly authorized officer, on the day and year first above written.

NASHWOOD REAL ESTATE, INC.

By: _____

Derk Cheetwood, President

STATE OF TENNESSEE)

:ss

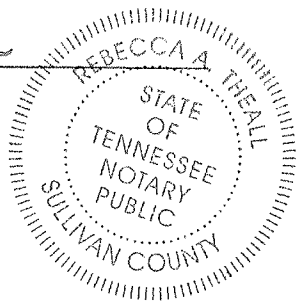
COUNTY OF Sullivan)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, **DERK CHEETWOOD, President of Nashwood Real Estate, Inc.,** the within named bargainor, a Tennessee corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of Nashwood Real Estate, Inc., as such President.

WITNESS my hand, at office, this the 18th day of August, 2022.

Rebecca A Theall

Notary Public



My Commission Expires:
11/26/25

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES.

Name: Derk Cheetwood and Cari Cheetwood

Address: 8200 Old Harding Pike
Nashville, TN 37221

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bridget Hendrix

Sworn to and subscribed before me this the 18th day of August, 2022.

Rebecca A Theall

Notary Public

My Commission Expires:
11/26/25



PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS.

CERTIFICATION

I, Ashley Davis, do hereby make oath that I am a licensed attorney and/or 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 [illegible] (date of document).

Affiant Signature

[illegible]

Date

STATE OF TENNESSEE
COUNTY OF SULLIVAN

Sworn to and subscribed before me this 23 day of [illegible], 202[illegible].

Notary's Signature

MY COMMISSION EXPIRES: 5/13/2024

BRIDGET HENDRICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN