QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 911759 DEEDQC
09/01/2022 03:06:23 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20220901-0098854

AJ-QCD-22-1525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 550,000.00 Clarence Litton Gellin Affiant

Subscribed and sworn before me this the 1 Day of September, 2022.
Brandi Wells, Deputy Register

THE ____ DAY OF

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gellin and Jackson Properties, LLC	**New Owner**	
(NAME)	(NAME)	
4941 Butterworth Place NW		**03200016600**
(ADDRESS)	(ADDRESS)	
Washington, DC, 20016		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLARENCE EDWARD LITTON, JR., SHARON LITTON GELLIN, and SHEILA LITTON PEMBERTON**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey all their interest in the subject property described herein unto **GELLIN AND JACKSON PROPERTIES, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its heirs, successors, and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, being Tract 2 of land in the 11th Councilmanic District of Metro Nashville and being a part of Parcel 137 on Tax Map 32 and more particularly described as follows:

BEGINNING at a point on the westerly right-of-way line of Campbell Road at the common corner of Tract 1, said point being N 32° 02' 30" W, 605.0 feet from the common corner of Parcels 137 and 30 on Tax Map 32 as measured along the westerly right-of-way line of Campbell Road; thence, with the common line between Tracts 1 and 2 S 48° 38' 55" W, 556.94 feet to a point in the easterly line of Parcel 129 on Tax Map 24; thence, N 53° 50' 10" W, 302.40 feet to a point; thence, N 49° 36' 10" E, 116.86 to a point; thence N 56° 19' 20" W, 112.35 feet to the common corner of Tracts 2 and 3; thence with the common line between Tracts 2 and 3, N 46° 03' 08" E, 605.48 feet to a point on the westerly right-of-way line of Campbell Road; thence with the westerly right-of-way of Campbell Road, S 32° 02' 30" E, 435.0 feet to the point of beginning and containing 5.760 acres.

Tract No. 2 is subject to a 30-foot common access easement for the benefit of Tracts 2 and 3 centerline being more particularly described as follows:

BEGINNING at a point on the common line between Tracts 2 and 3, said point being S 46° 03' 08" W, 211.3 feet from the westerly right-of-way line of Campbell Road as measured along the common line between Tracts 2 and 3; thence, with a curve to the right (radius 360 feet) southeasterly a distance of 24.26 fee and having a chord bearing and distance of S 15° 01' 28" E, 24.25 feet; thence N 67° 40' W, 23 feet to a point in the common line between Tracts 2 and 3.

Being the same property conveyed to **CLARENCE EDWARD LITTON, JR., SHARON LITTON GELLIN, and SHEILA LITTON PEMBERTON** from **CLARENCE EDWARD LITTON, SR.,** by Quitclaim Deed, of record in Instrument No. 20220608-0065502, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, taxes past due.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: 1525 Campbell Road, Goodlettsville, TN, 37072.

Witness my hand this the 30 day of August, 2022.

CLARENCE EDWARD LITTON, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **CLARENCE EDWARD LITTON, JR.**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of August, 2022.

BRIDGETT L BROWNING
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

Notary Public
My Commission Expires: April 22, 2026
(SEAL)

Witness my hand this the 30 day of August, 2022.

SHARON LITTON GELLIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **SHARON LITTON GELLIN**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of August, 2022.

BRIDGETT L BROWNING
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

Notary Public
My Commission Expires: April 22, 2026
(SEAL)

Witness my hand this the 30th day of August, 2022.

SHEILA LITTON PEMBERTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **SHEILA LITTON PEMBERTON**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of August, 2022.

BRIDGETT L BROWNING
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

Notary Public
My Commission Expires: April 22, 2026
(SEAL)