Karen Johnson Davidson County
Batch# 911778 DEEDQC
09/01/2022 03:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220901-0098885

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 31531535

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Moran Road Strategic Realty, LLC 1370 Moran Road Franklin, TN 37069	Moran Road Strategic Realty, LLC 1370 Moran Road Franklin, TN 37069	Map & Parcel 106 03 0 015.00

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, JAMES MCFARLIN, (a/k/a James M. McFarlin) by these presents do hereby quitclaim and convey unto MORAN ROAD STRATEGIC REALTY, LLC, a Tennessee limited liability company, its successors and assigns, all of my right, title and interest in and to the property described on Exhibit A hereto.

The legal description on Exhibit A is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 0 Elm Hill Pike, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 15 day of July, 2022.

James M McFarlin
JAMES M. MCFARLIN

C. Fay McFarlin, wife of James M. McFarlin, joins in this deed for the purpose of quitclaiming and conveying any and all interest she may have in James M. McFarlin's interest in the above-described real property solely by virtue of her marriage to James M. McFarlin.

C. Fay McFarlin
C. FAY MCFARLIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James M. McFarlin and C. Fay McFarlin, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official this 15TH day of July, 2022.

Mackenzie L. Border
Notary Public

My Commission Expires:
Nov. 6, 2024



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

MORAN ROAD STRATEGIC REALTY, LLC

By: James M McFarlin
James M. McFarlin, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, James M. McFarlin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Moran Road Strategic Realty, LLC, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand and official seal this 15TH day of July, 2022.

Mackenzie L. Border
Notary Public

My Commission Expires:
Nov. 6, 2024

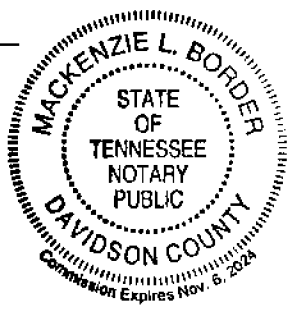


EXHIBIT A

PROPERTY DESCRIPTION

Beginning P.K. Nail at the Northeasterly corner of the property at the Southerly margin of Elm Hill Pike

Thence South 00 38 30 East 273.23' to a point;

Thence with a curve to the left having a radius of 1900.01 feet and a length of 186.93 feet to a point;

Thence North 00 38 30 West 242.52 feet to a P.K. nail;

Thence North 88 16 59 East 184.86 feet to the point of beginning containing 1.02 acres.

Per Survey of Phillip E. Holmes, Jr., RLS, Volunteer Land Surveying Services, PO Box 368, Lebanon, TN 37088; 615-504-5588; pholmes@volunteersurveying.com Dated March 24, 2014.

Being the same property conveyed to James McFarlin by Warranty Deed of record in Instrument No. 20140402-0027091, Register's Office for Davidson County, Tennessee.

31531535.1

Certificate of Authenticity

I, Adam F. Harrer, 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 July 15, 2022.

Date

Affiant Signature

09/01/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 01 day of September, 20 22.

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

