Karen Johnson Davidson County
Batch# 911779 DEEDQC
09/01/2022 03:49:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220901-0098886

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 31531247

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 094 10 0 049.00

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, 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 1015 Visco Drive, 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

Being a tract of land in Nashville, First Civil District, Sixteenth Councilmanic District, Davidson County Tennessee, located between Visco Drive and Omohundro Drive east of Omohundro Place, being Lot No. 28, shown on the Resubdivision of Visco Industrial Subdivision, Section 4, Lot 28 and Section 8, Lot 37, of record in Book 5060, page 186, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument in the southerly margin of Visco Drive, said monument being easterly as measured along said margin 170.07 feet from the easterly margin of Omohundro Place, and further being the northeast corner of Lot No. 23A, shown on the Resubdivision Lot No. 23 Visco Industrial Subdivision, Section 3, of record in Book 4470, page 123, R.O.D.C.;

THENCE, with said margin of Visco Drive with a curve to the left, 55.02 feet to a point, said curve having a radius of 1,939.86 feet, a central angle of 01°37'30", a tangent distance of 27.51 feet and a chord of N 63°25'45" E, 55.02 feet;

THENCE, continuing with said margin N 62°37' E, passing a concrete monument at 429.42 feet in all a total distance of 694.42 feet to a point in the center of a railroad side track;

THENCE, leaving said Visco Drive with the center of said railroad S 27°23' E, 335.90 feet to a point;

THENCE, continuing with said railroad with a curve to the right, 382.86 feet to the northerly margin of Omohundro Drive, said curve having a radius of 410.28 feet, a central angle of 53°28', a tangent distance of 206.65 feet and a chord of S 00°39' E, 369.12 feet;

THENCE, leaving said railroad and with said northerly margin of Omohundro Drive, with a curve to the right, 197.03 feet to a point, said curve having a radius of 2097.07 feet, a central angle of 05°23', a tangent distance of 98.59 feet and a chord of S 63°50'30° W, 196.96 feet;

THENCE, continuing with said margin S 66°32' W, 363.40 feet to the southeast corner of Lot No. 27 shown on Visco Industrial Subdivision, Section 3, of record in Book 3842, page 183, R.O.D.C.;

THENCE, leaving Omohundro Drive with the easterly boundary to said Visco Industrial Subdivision, Section 3, N 23°28' W, 461.63 feet to the southeast corner of Lot No. 23B, shown on said Resubdivision Lot No. 23, Visco Industrial Subdivision, Section 3;

THENCE, with the easterly boundary to said Resubdivision, N 25°46' W, 178.21 feet to a concrete monument in the southerly margin of Visco Drive, the point of beginning.

Containing 488,057 square feet or 11.20 acres, more or less.

Said description being shown on a survey dated March 22, 1991 prepared by William C. Watson, Tenn. License No. 1487, Barge Waggoner Sumner and Cannon, 162 Third Avenue North, Nashville, Tennessee 37201, File No 6408-01.

Being Tract 1 and Tract 2 conveyed to the Board of Publication of the Methodist Church by deed from Vine Street Realty Company of record in Book 4325, page 646, said Register's Office. The said Board of Publication of the Methodist Church having since changed its name to The United Methodist Publishing House by amendment to its charter.

Being the same property conveyed to James M. McFarlin by Warranty Deed of record in Instrument No. 00008318-0000282, Register's Office for Davidson County, Tennessee.

31531247.2

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.

Lucretia Albert

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

