Karen Johnson Davidson County
Batch# 911780 DEEDQC
09/01/2022 03:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220901-0098887

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 31555567

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 114 00 0 112.00

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 7435 Charlotte 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

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 6, 2024

EXHIBIT A

A tract of land in the 8th. Civil District according to a survey made by E. L. Miller, Jr. and Co. and being part of the J. T. McFarlin property of record in Book 1488, page 153, Register's Office, Davidson County, Tennessee.

Said tract fronts 202.9 feet along the southerly margin of Charlotte Pike and runs back 479.0 feet on the west side line and runs back 630.0 +- feet on the east side line and measures 172.8 feet on the rear.

Being the same property conveyed to Dorothy M. Crabtree (as to a one-half undivided interest) and James M. McFarlin (as to a one-half undivided interest) by Deed of record in Instrument No. 00004539-0000467, Register's Office for Davidson County, Tennessee.

31555567.1

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.

Lucretia Albert

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

