Karen Johnson Davidson County
Batch# 911781 DEEDQC
09/01/2022 03:52:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220901-0098888

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 31531407

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 0 014.00

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 1317 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

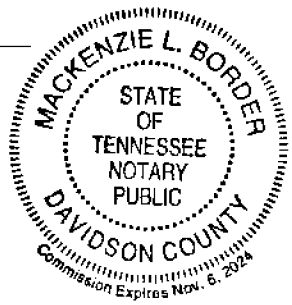
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

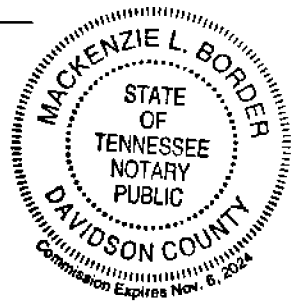


EXHIBIT A

TRACT 1: Land in the 3rd civil district of Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., Surveyor, dated May 30, 1969, as follows:

Beginning at a point in the south margin of Elm Hill Pike, 276.5 feet east of the southeast corner of said pike and Arlington Avenue; thence southerly 238 feet to a post and iron pin; thence east 47.05 feet to a post and iron pin; thence north 239.8 feet to an iron pin in the south margin of Elm Hill Pike; thence with the Pike, west 48 feet to the beginning.

Being part of the same property conveyed to H&M Realty Company by deed from John D. Smith, of record in Book 7450, page 600, Register's Office for Davidson County, Tennessee.

TRACT 2: A tract of land in the 3rd, formerly the 15th civil district of Davidson County, Tennessee, being a part of the Dower Tract of the Edward Trabue Lands, a plan of which is of record in Minute Book 1, pages 190 and 191, of the United States Circuit Court of Nashville described as follows:

Beginning on the southerly margin of Stones River or Elm Hill Pike at the northeast corner of the Ed Battle Lot, being 31.59 poles north 83 1/4 degrees east from Arthur Kelly's property thence south 5 1/2 degrees east 301 feet more or less, to the northerly margin of the right-of-way of the Tennessee Pacific Railroad; thence easterly with the same, 60 feet; thence north 5 1/2 degrees west 295 feet, more or less, to the southerly margin of said pike; thence with same, south 83 1/4 degrees west 60 feet to the beginning.

Being part of the same property conveyed to H&M Realty Company by deed from John D. Smith, of record in Book 7450, page 600, Register's Office for Davidson County, Tennessee.

This conveyance is made expressly subject to an easement for (1) sanitary sewers and/or storm drainage of record in Book 4436, page 612, R.O.D.C. (2) Title to that portion of the premises embraced within the bounds of the Tennessee Pacific Railroad right-of-way.

Tracts 1 and 2 have the address of 1317 Elm Hill Pike, Nashville, Tennessee 37210

TRACT 3: LAND in the 6th civil district of Davidson County, Tennessee, being part of the 13.7 acres, more or less, tract shown on the boundary survey of the McIntyre property as of record in Book 445, page 200, Register's Office for Davidson County, Tennessee, said survey being made by W. W. Turner Company, engineers, July 25, 1953, and more particularly described as follows:

Beginning at a point in the easterly right-of-way of L&N Railway at a concrete monument, said point being at the southwest terminus of a 42 1/2 foot strip dedicated for a roadway to Woodycrest Avenue, thence with the easterly right-of-way of the L&N Railway a distance of

320 feet to point in the easterly right-of-way of the L&N Railway, which point is 320 feet south of said monument and which point is the real point of beginning of the property conveyed herein; thence with the easterly right-of-way of L&N Railway along a curve to the left with a radius of 2,815 feet, a distance of 550 feet, more or less, to a point; thence leaving said right-of-way south 86 degrees 21 minutes east 350 feet to a point, said point being 50 feet west of the east property line of said 13.7 acres, more or less, tract; thence north 3 degrees 39 minutes east 500 feet to a point; thence north 86 degrees 21 minutes west 125 feet, more or less, to the point of beginning, and containing 2.7 acres, more or less.

Together with an easement for ingress and egress over a 50 foot wide tract of land lying east of and along the easterly line of the hereinabove described tract being conveyed herein.

Together with an easement for ingress and egress to Kilvington Blvd., formerly Old. Woodycrest Avenue, over the following described tract of land:

A tract of land lying north of and adjacent to the hereinabove described 59 foot easement, being 40 feet, more or less, in width, and running in a northerly direction to Kilvington Blvd., formerly Old Woodycrest Avenue.

Being the same property conveyed to H&M Realty Company, a partnership composed of James M. McFarlin and Riggs L. Hayes, Sr., by deed from Hickory Rental Company, a corporation of record in Book 5776, page 468 Register's Office for Davidson County, Tennessee.

Tract 3 has the address of 101 Terminal Court, Nashville, Tennessee.

TRACT 4: LAND in the 6th civil district of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point in the easterly boundary line of the right-of-way of the Louisville & Nashville Railroad Company property, at a concrete monument, said point being at the southwest terminus of a 50 foot, more or less, access easement to Kelvington Boulevard (formerly Woodycrest Avenue); thence with the margin of the easterly right-of-way boundary line of the said L&N Railway in a southwesterly direction, a distance of 320 feet, more or less, to a point, said point being the northwesterly common corner of a tract owned by James M. McFarlin and R. L. Hayes, Sr., being of record in Book 5776, page 468, said Register's office, thence leaving said L&N Railway right-of-way, and along said McFarlin's northern boundary line, south 86 degrees 21 minutes east 125 feet, more or less, to a point; thence south 3 degrees 39 minutes west 500 feet, more or less, along said McFarlin's easterly boundary line to a point; thence leaving the said McFarlin property line, south 86 degrees 21 minutes east 50 feet, more or less, along the northerly boundary line of a tract owned by Widney L. Key, et al, or record in Book 5258, page 501, said Register's office, to a point, said point being the southeastern corner of the Nashville L&D, Inc. tract, and the common northeastern corner of the said Key, et al's, tract herein referenced, with said point being in the westerly boundary line of lot 7 of the Burns Industrial Subdivision, of record in Plat Book 3600, page 73, said Register's office; thence along said westerly subdivision line and along the westerly terminus of Tredco Drive, and along the western boundary line of Burns Industrial Subdivision, section 5, also being the westerly

property line of lot 1 therein, being of record in Plat Book 3842, page 207, said Register's office, and along the westerly boundary line of a tract owned by Russell D. Easley, Trustee, of record in Book 6852, page 826, said Register's Office, north 3 degrees 39 minutes east 632 feet, more or less to a point, said point being the southeast terminus of a 50 foot, more or less, access easement; thence in a northeasterly direction along the easterly boundary line of said access easement and with the westerly boundary lines of the said Easley, Trustee tract, herein referenced, and also a tract owned by Richard Dorland, of record in Book 6732, page 769, said Register's office, 500 feet, more or less, to a point in the southerly margin of Kelvington Boulevard (formerly Woodycrest Avenue)1; thence leaving the said Dorland tract, along with the southerly margin of Kelvington Boulevard in a southwesterly direction a distance of 68 feet, more or less, to a point, said point being the intersection of the easterly margin of the Louisville & Nashville Railway right-of-way and the southerly margin of Kelvington Boulevard; thence leaving said margin of Kelvington Boulevard, along with the easterly IAN Railway's right-of-way boundary in a southwesterly direction a distance of 402 feet, more or less, to the point of beginning.

BEING the same property conveyed to H&M Realty Co. by deed from Nashville L&D, Inc., a Tennessee corporation, of record in Book 7418, page 24, Register's Office for Davidson County, Tennessee.

Tract 4 has an address of 103 Terminal Court, Nashville, Tennessee.

TRACT 5: LAND in Davidson County, Tennessee, being the northerly 10 feet of lots 15 and 19 and all of lots 16, 17, and 18 of the W. B. Baird Subdivision of Oakland, recorded in Book 332, page 120, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James M. McFarlin and Riggs L. Hayes, Sr. by deed from John R. Jones, of record in Book 4797, page 832, Register's Office for Davidson County, Tennessee.

Tract 5 has the address of 411 Maple Avenue, Nashville, Tennessee.

Being the same property conveyed to James M. McFarlin by Warranty Deed of record in Instrument No. 00008190-0000878, Register's Office for Davidson County, Tennessee.

31531407.1

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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)

