Karen Johnson Davidson County
Batch# 916963 DEEDQC
09/15/2022 10:07:57 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220915-0102891

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
35866-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
FC Partners, LLC ATTN: Shannon Terry 8011 Brooks Chapel Road Unit 3348 Brentwood, TN 37027	New Owner	118-16-0-053.00

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, TA Partners, a Tennessee general partnership (hereinafter referred to as the "Grantor"), by these presents does transfer, convey and quitclaim unto FC Partners, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), its successors and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

Being all of the same property conveyed to T A Partners, a Tennessee General Partnership, by Deed dated September 20, 2000, from TestAmerica Incorporated, of record in Instrument No. 20000925-0094998 and further conveyed to Horrell Properties, Inc., a Tennessee corporation, as to a 25% undivided interest and to James E. Richards, III, and wife, Donna Richards, as to a 75% undivided interest by Quitclaim Deed dated October 1, 2003, from TA Partners, a Tennessee general partnership, of record in Instrument No. 20031027-0158123, Register's Office for Davidson County, Tennessee. The said James E. Richards, III, and wife, Donna Richards further conveyed to F.J.&S. Investments, a Tennessee general partnership, a 19.295846% undivided interest, by Quitclaim Deed dated October 20, 2003, of record in Instrument No. 20031107-0163917 and to Richards Family Partners, L.P., a Tennessee limited partnership, a 55.704154% undivided interest, by Quitclaim Deed dated January 15, 2004, of record in Instrument No. 20040116-0006825, Register's Office for Davidson County, Tennessee. The said Richards Family Partners, L.P., a Tennessee limited partnership, further conveyed to Nisswa LLC, a Delaware limited liability company, a 27.852077% undivided interest, by Quitclaim Deed dated December 27, 2012, of record in Instrument No. 20121227-0119620, Register's Office for Davidson County, Tennessee. Horrell Properties, Inc., a Tennessee corporation was converted to Horrell Properties, LLC, a Tennessee limited liability company, as evidenced by Articles of Entity Conversion, of record in Instrument No. 20181226-0125361, Register's Office for Davidson County, Tennessee.

Further, being all of the same property conveyed to TA Partners, a Tennessee general partnership by Quitclaim Deed dated July 5, 2022 from Horrell Properties, LLC, a Tennessee limited liability company; F.J.&S. Investments, a Tennessee general partnership; Richards Family Partners, L.P., a Tennessee limited partnership; and Nisswa, LLC, a Delaware limited liability company, of record in Instrument No. 20220707-0078527, said Register's Office.

This Real Estate is more commonly known as 2960 Foster Creighton Drive, Nashville, TN.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Grantor for the purpose of publishing the new, surveyor-prepared legal description in the public record.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, this instrument has been executed this this 6 day of September, 2022 with an effective date of the 13 day of September, 2022.

TA Partners, a Tennessee general partnership

By: _____
Name: Stephen Horrell
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen Horrell, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of TA Partners, a Tennessee general partnership, the within-named bargainor, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Authorized Agent.

WITNESS my hand, at office, this 6 day of September, 2022.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: July 3 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 13 day of September, 2022.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A
Legal Description

Being all of Lots Nos. 94, 95, 96, 97 on the Plan of Sidco, Section Three, as of record in Book 2663, Page 41, as amended in Book 3577, Page 208 of the Register's Office of Davidson County, Tennessee, which Lots Nos. 94, 95, 96, and 97 join together and are more particularly described as follows:

Beginning at a point in the Northerly margin of Norris Avenue at the Southerly common corner of Lots 94 and 172;

1) Thence with the Northerly Margin of Norris Avenue North 87°20'00" West, 130.00 feet to a point;
2) Thence with a curve to the right having a central angle of 90°00'00" and a radius of 50.00 feet, an arc length of 78.54 feet to a point;
3) Thence with the Easterly margin of Foster Creighton Drive North 02°40'00" East, 452.03 feet to a point;
4) Thence South 87°20'00" East, 180.00 feet to a point;
5) Thence South 02°40'00" West, 502.03 feet to a point of beginning, containing 89,828.895 square feet or 2.06 acres.

The foregoing legal description being derived from the ALTA As-built Survey of 2960 Foster Creighton Drive by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., TN RLS# 1728, dated November 15, 2019, last revised July 2, 2022 as File Number 00118.