BOX 10-A

(9)

This instrument was prepared by:

Ronald J. Steen Jr., Esq.
Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
(615) 465-6006

Karen Johnson Davidson County
Batch# 919523 DEEDQC
09/21/2022 09:49:42 AM 5 pgs
Fees: $27.00 Taxes: $0.00



20220921-0104864

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

QUITCLAIM DEED

FROM: ALEXANDER SQUARE PARTNERSHIP, a Tennessee general partnership, Grantor

TO: A & D SQUARE PARTNERSHIP, a Tennessee limited liability partnership, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
6012 Deer Trace Nashville, Tennessee 37211	Same	13400027300

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 20th day of September, 2022.

TIMOTHY KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/20/22

FOR AND IN CONSIDERATION OF the sum of the terms hereof and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ALEXANDER

SQUARE PARTNERSHIP, a Tennessee general partnership ("Grantor"), does convey and forever quitclaim unto A & D SQUARE PARTNERSHIP, a Tennessee limited liability partnership ("Grantee), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 326 Harding Place, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this 20TH day of September, 2022.

GRANTOR:

ALEXANDER SQUARE PARTNERSHIP, a Tennessee general partnership

By: Debbie Darsinos
DEBBIE DARSINOS
Partner

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Timothy King, a Notary Public of said County and State, personally appeared DEBBIE DARSINOS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Partner (or other officer authorized to execute the instrument) of ALEXANDER SQUARE PARTNERSHIP, the within named bargainor, a Tennessee general partnership, and that she as such Partner executed the foregoing instrument for the purposes therein contained, by personally signing the name of the general partnership by herself as Partner.

Witness my hand and seal, at Office in Nashville, Tennessee, this 20th day of September, 2022.

Notary Public
My Commission Expires: 7/9/24

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

TIMOTHY KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

ALEXANDER SQUARE PARTNERSHIP, a Tennessee general partnership

By: _____
ALEXANDER DARSINOS
Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Timothy King, a Notary Public of said County and State, personally appeared ALEXANDER DARSINOS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner (or other officer authorized to execute the instrument) of ALEXANDER SQUARE PARTNERSHIP, the within named bargainor, a Tennessee general partnership, and that he as such Partner executed the foregoing instrument for the purposes therein contained, by personally signing the name of the general partnership by himself as Partner.

Witness my hand and seal, at Office in Nashville, Tennessee, this 28 day of September, 2022.

TIMOTHY KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 7/9/24

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Oak Brook Square and Resubdivision of Lot 1 of Section II Harding Place North, of record in Book 6250, page 713, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an existing iron pin situated at the southeast corner of the parcel of land conveyed to Sparvan, Inc., by deed of record in Book 4703, page 888, Register's Office for Davidson County, Tennessee, thence South 06 degrees 44' 59" East 200.15 feet to an iron pin, set in the northerly right-of-way of Harding Place (100 feet wide); thence along said northerly right-of-way line 208.89 feet along the arc of a curve to the right of an iron pin set, said curve having a radius of 1,095.69 feet, a central angle of 10 degrees 55' 23" and a chord bearing South 82 degrees 52' 04" West 208.57 feet; thence North 05 degrees 30'32" East 224.56 feet to an iron pin set in the southernly line of the aforementioned conveyance to Sparvan, Inc.; thence with the southerly line, North 89 degrees 36'00" East 161.88 feet to the point of beginning and containing 0.91 acres of land.

Being the same property conveyed to Alexander Square Partnership, a Tennessee general partnership by Quitclaim Deed from Alexander Darsinos, unmarried and Debbie Darsinos, unmarried widow, of record on November 6, 2012, at Instrument No. 20121106-0102586, Davidson County Register of Deeds.

This is property commonly known as: 326 Harding Place, Nashville, Tennessee 37207