QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 921955 DEEDQC
09/27/2022 12:55:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220927-0106889

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LBH Clarksville Pike, LLC	**Same**	
(NAME)	(NAME)	
1315 N. North Branch St., Suite D		**069-12-0-091.00; 069-12-0-001.00**
(ADDRESS)	(ADDRESS)	
Chicago, IL 60642		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

EUGENE CARROLL WHEELER AND EUGENE JOSEPH WHEELER, AS JOINT TENANTS WITH THE RIGHTS OF SUVIVORSHIP ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

LBH CLARKSVILLE PIKE, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT I:

BEING A TRACT OF LAND LYING IN METROPOLITAN NASHVILLE-DAVIDSON COUNTY, TENNESSEE, GENERALLY BOUNDED ON THE NORTH BY BROADY (INSTRUMENT NUMBER 20120424-0035194), ON THE EAST BY CLARKSVILLE PIKE (RIGHT-OF-WAY VARIES), NORTHGATE COMMONS LLC (INST. NO. 20130114-0004278), AND TRACT II (INST. NO. 20150225-0016138), ON THE SOUTH BY ASHLAND CITY HIGHWAY (RIGHT-OF-WAY VARIES), AND ON THE WEST BY VAVRA (INST. NOS. 20150123-0006861, 20000210-0013551, & 20201229-0153879), MALONE (D.B. 4194, PG. 972), METROPOLITAN GOVERNMENT OF NASHVILLE-DAVIDSON COUNTY (D.B. 3795, PG. 829), EVERETT (INST. NO. 20190805-0077711), ALAMEDA CHRISTIAN CHURCH (INST. NO. 20000306-0022089), AND GUS AND JAY LAND PARTNERS LLC (INST. NO. 20210616-0081318), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE NORTH MARGIN OF ASHLAND CITY HIGHWAY, BEING THE SOUTHWEST CORNER OF NORTHGATE COMMONS LLC AND THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE ALONG THE MARGIN OF SAID ROAD, THE FOLLOWING CALLS: THENCE N 77°46'38" W , 100.26'; THENCE N 79°08'40" W , 371.78' TO AN IRON PIN SET, BEING THE SOUTHEAST CORNER OF VAVRA (INST. NO. 20150123-0006861) AND THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING THE MARGIN OF ASHLAND CITY HIGHWAY AND WITH THE EAST LINE OF VAVRA (INST. NO. 20150123-0006861), N 15°42'59" W , 122.44' TO AN IRON PIN SET, BEING THE NORTHEAST CORNER OF VAVRA (INST. NO. 20150123-0006861); THENCE WITH THE NORTH LINE OF VAVRA (INST. NOS. 20150123-0006861, 20000210-0013551, & 20201229-0153879) AND MALONE, N 66°41'54" W , 298.07' TO AN IRON PIN

SET IN THE NORTH LINE OF MALONE, BEING THE SOUTHEAST CORNER OF METROPOLITAN GOVERNMENT OF NASHVILLE-DAVIDSON COUNTY; THENCE LEAVING MALONE AND WITH THE EAST LINE OF METROPOLITAN GOVERNMENT OF NASHVILLE-DAVIDSON COUNTY, N 23°19'05" E , 450.56' TO AN IRON PIN FOUND, BEING THE NORTHEAST CORNER OF METROPOLITAN GOVERNMENT OF NASHVILLE-DAVIDSON COUNTY; THENCE WITH THE NORTH LINE OF METROPOLITAN GOVERNMENT OF NASHVILLE-DAVIDSON COUNTY, THE FOLLOWING CALLS: THENCE N 66°40'57" W , 437.30' TO AN IRON PIN SET; THENCE S 48°59'18" W , 175.51' TO AN IRON PIN SET IN THE EAST LINE OF EVERETT, BEING THE NORTHWEST CORNER OF METROPOLITAN GOVERNMENT OF NASHVILLE-DAVIDSON COUNTY; THENCE WITH THE EAST LINE OF EVERETT AND ALAMEDA CHRISTIAN CHURCH, N 09°27'43" E , 127.19' TO AN IRON PIN SET, BEING THE NORTHEAST CORNER OF ALAMEDA CHRISTIAN CHURCH AND THE SOUTHEAST CORNER OF GUS AND JAY LAND PARTNERS LLC; THENCE WITH THE EAST LINE OF GUS AND JAY LAND PARTNERS LLC, N 08°27'05" E , 160.34' TO AN IRON PIN SET, BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUING WITH THE EAST LINE OF GUS AND JAY LAND PARTNERS LLC AND WITH THE SOUTH LINE OF BROADY, THE FOLLOWING CALLS: THENCE S 88°58'53" E , 819.69' TO AN IRON PIN FOUND; THENCE S 89°54'02" E , 387.96' TO AN IRON PIN SET IN THE WEST MARGIN OF CLARKSVILLE PIKE, BEING THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING BROADY AND ALONG THE MARGIN OF SAID ROAD, THENCE S 22°51'08" E , 346.06' TO A POINT, BEING THE NORTHEAST CORNER OF TRACT II; THENCE LEAVING THE MARGIN OF SAID ROAD AND WITH THE NORTH LINE OF TRACT II, S 67°12'52" W , 470.00' TO A POINT, BEING THE NORTHWEST CORNER OF TRACT II; THENCE WITH THE WEST LINE OF TRACT II, S 22°53'26" E , 269.45' TO AN IRON PIN FOUND, BEING THE SOUTHWEST CORNER OF TRACT II AND THE NORTHWEST CORNER OF NORTHGATE COMMONS LLC; THENCE WITH THE WEST LINE OF NORTHGATE COMMONS LLC, THE FOLLOWING CALLS: THENCE S 22°34'19" E , 234.49' TO AN IRON PIN FOUND; THENCE S 12°08'40" W , 104.04' TO THE POINT OF BEGINNING. CONTAINING 18.09 ACRES, AS SURVEYED BY T-SQUARE SURVEYING, J. MARK CANTRELL, RLS #1859, DATED 3-23-2022, REVISED 6-14-2022, AND BEING MORE OR LESS THE PROPERTY DESCRIBED AS TRACT I IN INSTRUMENT NUMBER 20150225-0016138, R.O.D.C.

TRACT II:

BEING A TRACT OF LAND LYING IN METROPOLITAN NASHVILLE-DAVIDSON COUNTY, TENNESSEE, GENERALLY BOUNDED ON THE NORTH AND WEST BY TRACT I (INST. NO. 20150225-0016138), ON THE EAST BY CLARKSVILLE PIKE (RIGHT-OF-WAY VARIES), AND ON THE SOUTH BY NORTHGATE COMMONS LLC (INST. NO. 20130114-0004287), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE WEST MARGIN OF CLARKSVILLE PIKE, BEING THE NORTHEAST CORNER OF NORTHGATE COMMONS LLC; THENCE LEAVING THE MARGIN OF CLARKSVILLE PIKE AND WITH THE NORTH LINE OF NORTHGATE COMMONS LLC, THE FOLLOWING CALLS: THENCE S 67°08'17" W , 124.08' TO AN IRON PIN FOUND; THENCE S 22°52'09" E , 150.09' TO AN IRON PIN FOUND, BEING THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE S 67°02'22" W , 349.46' TO AN IRON PIN FOUND IN THE EAST LINE OF TRACT 1, BEING THE NORTHWEST CORNER OF NORTHGATE COMMONS LLC AND THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE WITH THE EAST LINE OF TRACT 1, THE FOLLOWING CALLS: THENCE N 22°53'26" W , 269.45' TO A POINT, BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE N 67°12'52" E , 470.00' TO A POINT IN THE WEST MARGIN OF CLARKSVILLE PIKE, BEING THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE ALONG THE MARGIN OF SAID ROAD, THE FOLLOWING CALLS: THENCE S 22°51'08" E , 93.36'; THENCE S 30°35'44" E , 25.00' TO THE POINT OF BEGINNING. CONTAINING 2.49 ACRES, AS SURVEYED BY T-SQUARE SURVEYING, J. MARK CANTRELL, RLS #1859, DATED 3-23-2022, REVISED 6-14-2022, AND BEING MORE OR LESS THE PROPERTY DESCRIBED AS TRACT II IN INSTRUMENT NUMBER 20150225-0016138, R.O.D.C.

BEING THE SAME PROPERTY CONVEYED TO EUGENE CARROLL WHEELER AND EUGENE JOSEPH WHEELER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM T. TURNER SNODGRASS, TRUSTEE WITH FULL POWER TO SELL, MORTGAGE, TRANSFER AND CONVEY, OF RECORD IN INSTRUMENT NUMBER 20150225-0016138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **unimproved** property known as: **0 Clarksville Pike, Nashville, TN 37218; and 0 Ashland City Hwy, Nashville, TN 37218.**

Witness our hands this the 22 day of SEPT, 2022.

Eugene Carroll Wheeler

Eugene Joseph Wheeler

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Santa Barbara

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eugene Carroll Wheeler**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of September, 2022.

Notary Public
My Commission Expires: 12-25-25

KAREN S. AKOFA ARCHER
Notary Public - California
Ventura County
Commission # 2388215
My Comm. Expires Dec 25, 2025

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eugene Joseph Wheeler**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of _____, 2022.

Notary Public
My Commission Expires:

This is **unimproved** property known as: **0 Clarksville Pike, Nashville, TN 37218; and 0 Ashland City Hwy, Nashville, TN 37218.**

Witness our hands this the 22 day of September, 2022.

Eugene Carroll Wheeler

Eugene Joseph Wheeler

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eugene Carroll Wheeler**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of _____, 2022.

Notary Public
My Commission Expires:

STATE OF Florida)
COUNTY OF Hillsborough)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eugene Joseph Wheeler**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of September, 2022.

Charmaine Lyn Walker
Notary Public
My Commission Expires: 07/30/2024

CHARMAINE LYN WALKER
Notary Public - State of Florida
Commission # HH 26150
My Comm. Expires Jul 30, 2024

Certificate of Authenticity

I, Ryan Lux, 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 9/27/22.

Date

Affiant Signature

9/27/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of September, 2022.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025