Karen Johnson Davidson County
Batch# 925377 DEEDQC
10/05/2022 10:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221005-0109869

QUITCLAIM DEED



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 the 4th day of OCTOBER, 2022.

Notary Public

My commission expires: 9/1/24

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Burkitt Commons, LLC 407 Church Street, Suite 2 Franklin, Tennessee 37064	New Owner	A portion of 1860002600 (Davidson County) A portion of 033082.03 (Williamson County)

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, WILL JONES PROPERTIES, LLC, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto BURKITT COMMONS, LLC, a Tennessee limited liability company, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 29th day of SEPTEMBER 2022.

WILL JONES PROPERTIES, LLC

By: _____
Name: Will Jones
Title: Owner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared WILL JONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the THE OWNER of Will Jones Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that as such OWNER of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as _____, the OWNER of the company.

Witness my hand and seal, at office in NOLENSVILLE, Tennessee, this the 15th day of AUGUST, 2022.

Steven L Porter
NOTARY PUBLIC

My Commission Expires: 7-7-2025

STEVEN LEE PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

4826-5617-4263

Exhibit A

Land in Davidson and/or Williamson County, Tennessee, being any and all portions of Proposed Building A on the Final Plat, Burkitt Commons - Commercial, of record in Plat Book 68, page 14, Register's Office for Williamson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, that are not a portion of Building A on the Subdivision Plat – Minor Revision, Burkitt Commons – Building A, of record in Plat Book 72, page 124, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the property conveyed to Will Jones Properties, LLC, a Tennessee limited liability company, by deed from Burkitt Commons, LLC, a Tennessee limited liability company, by deed of record as Instrument No. 20181113-0111790, Register's Office for Davidson County, Tennessee, and in Book 7499, page 82, Register's Office for Williamson County, Tennessee, as corrected by Scrivener's Affidavit, of record as Instrument No. 20181203-0117928, Register's Office for Davidson County, Tennessee; and in Book 7515, page 439, Register's Office for Williamson County, Tennessee.

It is the intent of the grantor to convey any portion of the land not included within the boundary of Building-A to the grantee that may have been revised when the plat of record in Plat Book 68, page 14, said Register's Office, was voided and vacated and superseded with respect to Building-A by the plat of record in Plat Book 72, page 124, said Register's Office.

TRUE COPY CERTIFICATION

I, Aaron R. Kaalberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached Quitclaim Deed dated September 29, 2022, tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

10/4/22
Date

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of October 2022, personally appeared before me, Mark A. Krebs, a notary public for this county and state, Aaron R. Kaalberg, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/1/24

