Name and Address of New Owner(s):
KMC Properties
2949 Brick Church Pike
Nashville, TN 37207

Send Tax Bills To:
New Owner(s)

This Instrument Prepared By:

Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel Nos:
060-00-0-580.00
To be combined with
06000002600

Karen Johnson Davidson County
Batch# 928840 DEEDQC
10/13/2022 08:09:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20221013-0112092

CONSOLIDATION DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **KMC Properties**, hereinafter called the Grantor, convey and quitclaim unto **KMC Properties**, its successors and assigns, hereinafter called Grantee, all our right, title and interest in and to the following described tract of land in Davidson County, Tennessee described as follows:

See attached Exhibits "A" and "B" for legal description of said tracts being conveyed by this Consolidation Deed.

The following Exhibit "A" property is improved property known as 2909 Brick Church Pike, Nashville, Tennessee 37207, and is Tax ID 060000026.00. The following Exhibit "B" property is improved property known as 2923 Brick Church Pike, Nashville, Tennessee 37207, and is Tax ID 060-00-0-580.00.

The sole purpose of this deed is to combine and consolidate those properties described in attached Exhibit "A" and attached Exhibit "B". This conveyance should combine the above referenced tax parcels into one tax parcel.

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

This conveyance is made subject to all matters set forth in Warranty Deeds of record as Instrument no. 20131003-0104040 and Instrument no. 20151223-0129050, both in the Register's Office for Davidson County, Tennessee, as well as any easement, encumbrance, property tax, etc. that may affect subject properties.

GRANTOR, BY EXECUTION OF THIS CONSOLIDATION DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS CONSOLIDATION DEED, HEREBY ACKNOWLEDGE

THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 12 day of October, 2022.

KMC Properties

Karen Rippetoe **(SEAL)**
Karen Rippetoe, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Melissa Shaffer of the state and county mentioned, personally appeared Karen Rippetoe with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Partner of KMC Properties, the within named bargainor, and that as such Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of KMC Properties as Partner.

Witness my hand, at office, this 12 day of ~~September,~~ October 2022.

Notary's Signature
My commission expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TN)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
12 day of October, 2022.

Notary Public
My commission expires: 11/5/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1:

A certain tract or parcel of land located in the 12th Civil District of Davidson County, Tennessee, and more particularly described by metes and bounds as follows:

Beginning at a point in the center of Brick Church Pike, said point being 129 feet northerly from the northwest corner of property conveyed to Ralph C. Jones, Sr., by deed from Allen Dobson, and wife, of record in Book 1296, Page 41, Register's Office for Davidson county, Tennessee; thence South 89 degrees 15' East 25 feet to a point in the easterly margin of Brick Church Pike (said point being the northwest corner of a 50 x 250 foot lot owned by Cornwell); thence continuing South 89 degrees 15 ' East with the Cornwell north line, 250 feet to the northeast corner of the Cornwell lot: thence North 0 degrees 45' West 96 feet to a point; thence North 89 degrees 15' West 275 feet to a point in the center of Brick Church Pike; thence South 0 degrees 45' West 96 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed from Ella Mai Davenport, a widow of record in Book 10202, page 869, Register's Office of Davidson County, Tennessee.

TRACT NO. 2:

A certain tract or parcel of land located in the 12th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Being a tract of land 25 x 275 feet and beginning at a point in the center of Brick Church Pike (said point being the northwest corner of a tract of land conveyed to Bryan Omohundro and wife, Mable Bond Omohundro by deed from A.D. Kerr and wife, Hilda Hazel Kerr of record in Book 2492, Page 451, Register's Office for Davidson County, Tennessee; thence South 89 degrees 15' East 275 feet to a point; thence South 0 degrees 45' West 25 feet to a point; thence North 89 degrees 15' West 275 feet to a point in the center of Brick Church Pike; thence with the center of Brick Church Pike, North 0 degrees 45' East 25 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed from Ella Mai Davenport, a widow, of record in Book 10202, Page 866, Register's Office for Davidson County, Tennessee.

TRACT 3:

Land in Davidson County, Tennessee, being described as follows:

Beginning on the easterly margin of Brick Church Pike at a point 79 feet North of the northerly line of the property conveyed to Ralph C. Jones, Sr, by Deed from Allen Dobson and wife of record in Book 1296, page 41, Register's Office for Davidson County, Tennessee; thence with the easterly margin of said Pike, N 3/4 degrees East 50 feet; thence eastwardly and parallel with the northerly line of said Jones property, 250 feet; thence South 3/4 degrees West 50 feet to a point 79 feet north of the northerly line of said Jones property; thence westwardly and parallel with said line 250 feet to the beginning.

Included in the above description, but specifically excluded therefrom is an area of land designated as public right-of-way and being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Robert H. Dickens, Jr. and wife, Vera Mae Dickens, which deed is of record in Book 10209, Page 753, said Register's Office, described as follows:

Beginning at a point in the existing easterly right-of-way of Brick Church Pike, said point being the southwest corner of Parcel 28 on Tax Map 60; thence continuing along the line of said right-of-way, N 5 degrees, 37' 42" E for a distance of 58.41 feet to a point; thence S 85 degrees 54' 25" E for a distance of 14.69 feet to a point; thence S 5 degrees 55' 21" W for a distance of 58.29 feet to a point; thence N 86 degrees 56' 27" E for a distance of 14.40 feet to the point of beginning; said described area containing some 848.99 square feet or 0.02 acres, more or less.

TRACTS 4 AND 5:

Tracts of land situated on the easterly side of Brick Church Pike in the Second Civil District of Davidson County, Tennessee (formerly the Twelfth Civil District), described as follows:

Beginning at a point in the center of Brick Church Pike (said point being N 84 degrees 0' W 25 feet from an iron pin in the east right-of-way line of Brick Church Pike, said iron pin being at the southwest corner of Moore); thence S 84 degrees 0' E passing at 25 feet through said iron pin 250 feet to a stake; thence N 3 degrees 35' E 100 feet to a stake in a fence; thence S 84 degrees 0' E 560.3 feet with a fence to an 18 inch Black Locust; thence S 81 degrees 45' E 214 feet with the fence to a 20 inch Oak; thence N 88 degrees 30' E 286.4 feet with the fence to a 24 inch Ash; thence S 80 degrees E 232.3 feet with the fence to a large cedar post; thence S 20 degrees 0' W. 370.0 feet to a planted rock and an iron post; thence S 7 degrees 15' W62.5 feet to rock corner; thence S 3 degrees 15' W 129.0 feet to a stake in a fence; thence N 83 degrees 0' W 1439.7 feet to a point in the centerline of Brick Church Pike (passing through at 1414.7 feet an iron pin in the east margin of said Pike); thence with the centerline of said Pike, N 4 degrees 0' E 79 feet to a point; thence S 83 degrees 0' E 278.0 feet to an iron pin (passing through at 25 feet an iron pin in the east margin of said Pike); thence N 1 degree 0' W 50 feet to an iron pin; thence N 1 degree 0' W 62.5 feet to an iron pin; thence N 4 degrees 30' E 58.5 feet to a rock in the fence on the north side of a Bois'd 'arc tree; thence N 83 degrees 0' W 275 feet to the centerline of Brick Church Pike (passing through at 250 feet an iron pin in the east right-of-way of said Pike); thence with the centerline of said Pike) N 4 degrees 0' E 150 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS A portion of above property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed from Scott Clayton and wife, Dollye Clayton dated January 4, 1996 and recorded in Book 9931, Page 805, Register's Office for Davidson County, Tennessee.

FURTHER INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM is an additional portion of above property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed from Scott Clayton and wife, Dollye Clayton dated January 4, 1996 and recorded in Book 9931, Page 808, Register's Office for Davidson County, Tennessee. The said Scott Clayton having since died on June 15, 2010. See Probate File No. 10P963.

Being the same property conveyed to Michael Rippetoe, Karen Rippetoe and Cory Eldridge, a one-third interest each as tenants in common from Dollye F. Clayton and Beth Scott Clayton as Co-Executrices of the Estate of Scott Clayton, deceased by Special Warranty Deed dated December 21, 2015 of record as Instrument Number 20151223-0129050, Register's Office for Davidson County, Tennessee.

TRACT 6:

LAND IN DAVIDSON COUNTY, TENNESSEE, described as follows:
BEING LAND IN THE 12TH, FORMERLY THE 21ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, described according to a survey made by W. Z. Hitt, Surveyor, March 11, 1889, as follows: BEGINNING in the center of Brick Church Pike at the northwest corner of the land formerly owned by Charles White; thence with the center of said Pike, north ¾ degrees east 353 feet; thence eastwardly 1427.5 feet, more or less, to the westerly line of the property, formerly owned by A. E. Carsey; thence with said line, south½ degrees west 353 feet to a stone at the northeast corner of the land formerly owned by said Charles White; thence with his northerly line, north 86 ½ degrees west 1427.5 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED THEREFROM is that property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee in deed of record in Book 10255, Page 425, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Rippetoe and wife, Karen Rippetoe by Warranty Deed dated September 25, 2013 from Nancy S. Jones by Guardianship and Trusts Corporation as Conservator for Nancy S. Jones, which deed is recorded as Instrument No, 20131003-0104040.

AS TO TRACTS 1, 2, 3, 4, 5 and 6:

Being the same property conveyed to KMC Properties by Quitclaim Deed from Michael Rippetoe, Karen Rippetoe and Cory Eldridge, of record in Instrument No. 20181107-0110450, Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 7, 2018.

EXHIBIT "B"
LEGAL DESCRIPTION

A tract of land in the 12th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Brick Church Pike at the corner of the property conveyed to M. H. Webb by deed from J. D. Graham and wife Hazel L. Graham, of record in Book 4167, page 934, Register's Office for Davidson County, Tennessee, thence with the center line of said Pike, southwardly 100 feet to a point; thence eastwardly 250 feet to a point; thence northwardly 100 feet to a point; thence westwardly 250 feet to the point of beginning.

Being the same property conveyed to KMC Properties by Quitclaim Deed from Michael D. Rippetoe and wife, Karen E. Rippetoe, of record in Instrument No. 20181107-0110451, Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 7, 2018.

This is improved property known as 2923 Brick Church Pike, Nashville, Tennessee 37207.

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10.12.22.

Affiant Signature

10.12.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 12 day of October, 2022.

Notary Signature

My Commission Expires: 11/8/22

