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 ____ DAY OF SEPTEMBER, 2022..

Notary Public

MY COMMISSION EXPIRES: 7-7-2025
(AFFIX SEAL)

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 938399 DEEDQC
11/07/2022 09:34:36 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20221107-0119384

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Glencliff Sitework, LLC	**New Owner**	
(NAME)	(NAME)	**119-16-0-090.00** **119-16-0-007.00** **119-16-0-004.00** **119-16-0-005.00** **119-16-0-006.00** **119-16-0-008.00** **119-16-0-009.00**
209 Woodford Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **GLENCLIFF 94, LLC ,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GLENCLIFF SITEWORK, LLC** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel One:

Land in Davidson County, Tennessee, being Lot No. 9-A on the Plan of Resubdivision Lot 9 Glencliff Subdivision of record in Plat Book 5210, Page 366, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Glencliff94, LLC, a Florida limited liability company by Warranty Deed from Robert Walsh, married of record in Instrument No. 20211228-0170797 Register's Office for Davidson County, Tennessee, dated December 22, 2021 and recorded on December 28, 2021.

Parcel Two:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Resubdivision Lot 9 Glencliff Subdivision of record in Plat Book 5210, Page 366, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Glencliff94, LLC, a Florida limited liability company by Warranty Deed from Robert Walsh, married of record in Instrument No. 20211228-0170797 Register's Office for Davidson County, Tennessee, dated December 22, 2021 and recorded on December 28, 2021.

Parcel Three:

Land in the Sixth (6th), formerly the Ninth (9th), District of Davidson County, Tennessee, being Lot No. 5 and a strip immediately East of the same on the Plan of J.P. Ellis Glencliff Subdivision, Section "A" of a part of the Morton Tract, as of record in Book 1130, Page 23, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Less and Except all that portion of the above property as conveyed in Warranty Deed of record in Book 2902, Page 389, in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Glencliff 94, LLC, a Florida limited liability company by Warranty Deed from Cheri Thompson Holmes and Billy E. Holmes, wife and husband of record in Instrument No. 20211228-0170804 Register's Office for Davidson County, Tennessee, dated December 22, 2021 and recorded on December 28, 2021.

Parcel Four:

A certain lot or parcel of land situated, lying and being in the 6th, formerly 9th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Being Lots Nos. 6 and 7 and a strip immediately East of same on the plan of J. P. Ellis Glencliff Subdivision, Section "A", a part of the Morton Tract, as of record in Book 1130, Page 23, Register's Office for said County.

Said Lots Nos. 6 and 7 front together 200 feet on the Easterly side of Glencliff Road and together with said strip extends back between parallel lines 1064 feet to a dead line.

INCLUDED WITHIN THE ABOVE LEGAL DESCRIPTION, BUT EXCLUDED THEREFROM is a tract conveyed to the State of Tennessee by B. B. Rains and wife, of record in Book 2909, Page 157, Register's Office for said County, described as follows: Beginning at a point where the lands of Rains and E. C. Pugh corner with Lewis C. Payne's West boundary line and runs with the boundary line between Rains and Pugh in a Westerly direction 460 feet to a point; thence with a 1 degree curve to the right a circular distance of 302 feet to a point in the boundary line between the lands of Rains & H. W. King; thence with said boundary line in an Easterly direction 453 feet to a point; thence with the radius of a 1 degree curve to the left a circular distance of 390 feet to a point in Lewis C. Payne's West boundary line; thence with said boundary line South 7 degrees West 22 feet to the point of beginning, containing 2.15 acres, more or less.

Being the same property conveyed to Glencliff 94, LLC, a Florida limited liability company by Warranty Deed from Avo E. Sain of record in Instrument No. 20211228-0170773 Register's Office for Davidson County, Tennessee, dated December 22, 2021 and recorded on December 28, 2021.

Parcel Five:

Land in Davidson County, Tennessee, being Lot No. 8 and a part of unnumbered tract marked "for future Development" lying East of Lot No. 8 on the Plan of J. P. Ellis' Glencliff Subdivision, Section "A", of record in Book 1130, Page 23, of the Register's Office for said County and described as follows:

Beginning at a point in the Easterly margin of Glencliff Road, the common corner of Lots Nos. 8 & 9; thence with the line between said lots and along said line if the same were extended, South 88° 30' East 1064 feet to a point; thence North 3° East 100 feet to a point; thence North 88° 30' West 1064 feet to the Easterly margin of Glencliff Road; thence with the margin of the same, South 3° West 100 feet to the point of beginning.

Less and Except that portion of the above property as conveyed in Warranty Deed of record in Book 2906, Page 447, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Glencliff 94, LLC, a Florida limited liability company by Warranty Deed from Avo E. Sain of record in Instrument No. 20211228-0170773 Register's Office for Davidson County, Tennessee, dated December 22, 2021 and recorded on December 28, 2021.

Parcel Six:

Land in Davidson County, Tennessee, being Lot No. 10 and part of an unnumbered tract lying East of the same shown on the Plan of J.P. Ellis' Glencliff Subdivision, Section A of record in Book 1 130, Page 23, Register's Office for said County, to which reference is made for a more complete description.

Beginning at a point in the East margin of Glencliff Road at the corner of Lots 9 and 10, thence with the line between said lots and along said line Easterly, if extended, 867 feet to the West right of way of a controlled access highway as conveyed to the State of Tennessee, by deed from L.A. Irwin and wife, as of record in Book 2882, Page 391, said Register's Office; thence along the line of said controlled access highway, South Easterly around a 1 degrees Curve 166 feet to a point, which point would be in the common line of Lots No. 10 and 11 if extended easterly; thence Westerly passing the common line of Lots Nos. 10 and 1 1 , and along the line of said lots, a total distance of 1004 feet to the East margin of Glencliff Road, thence with the margin of said Road, Northerly 100 feet to the point of beginning.

Being the same property conveyed to Glencliff 94, LLC, a Florida limited liability company by Warranty Deed from Diana R. Flegal and Joanne E. Merriam and William A. Slone of record in Instrument No. 20211228-0170802, Register's Office for Davidson County, Tennessee, dated December 22, 2021 and recorded on December 28, 2021.

Parcel Seven:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of J. P. Ellis - Glencliff Subdivision, Section A of record in Plat Book 1130,, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 11 fronts 100 feet on the easterly side of Glencliff Road and together with said strip of land runs back easterly between parallel lines 1084 feet to a dead line, measuring 100 feet thereon.

INCLUDED WITHIN THE ABOVE LEGAL DESCRIPTION, BUT EXCLUDED THEREFROM is a parcel of land including all right of access thereto from abutting lands conveyed by deed from R. L. Bennett and wife, to the State of Tennessee, of record in Book 2881, Page 175, said Register's Office, and described as follows: Beginning at a point where the lands of L. A. Irwin and R. L. Bennett corner on the west boundary line of the lands of Lewis C. Payne and running with the boundary line between the lands of Payne and Bennett in a southerly direction 42 feet to a point thence with a radius of a 1 degree curve to the right a circular distance of 70 feet to a point in the boundary line between the lands of Bennett and Irwin; thence with said boundary line in an easterly direction 60 feet to the point of beginning, containing 0.026 acres, more or less.

Being the same property conveyed to Glencliff 94, LLC, a Florida limited liability company by Warranty Deed from James C. Pybum and wife, Oveta N. Pybum of record in Instrument No. 20211228-0170800, Register's Office for Davidson County, Tennessee, dated December 22, 2021 and recorded on December 28, 2021.

NOTE: The Tax parcel numbers for Parcel 1 were incorrectly listed on the prior Warranty Deed between Robert Walsh, grantor, and Glencliff94, LLC, grantee, in Instrument # 2021128-0170797, Davidson County, Tennessee, and shoud be corrected to be 119-16-0-007.00 and 119-16-0-090.00.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3134-3146 Glencliff Road, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 14 day of September 2022.

Glencliff 94, LLC, a Florida limited liability company

BY: _____
James J. Brooks
Manager

STATE OF Florida

COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James J. Brooks**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the **Manager** of **Glencliff 94, LLC**, a Florida limited liability company, the within named bargainor, a limited liability company, and that he as such **Manager** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14 day of September, 2022.

_____
Notary Public Nicole De Leon

My Commission Expires: 7/11/2025

Nicole De Leon
Notary Public
State of Florida
Comm# HH151766
Expires 7/11/2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212