Karen Johnson Davidson County
Batch# 940072 DEEDQC
11/10/2022 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221110-0120709

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Stratus Construction Inc.,
1101A N 8TH STREET
Nashville TN 37207

Send Tax Bill to:
New Owner

Map/Parcel Number
059-00-0 114.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 9 day of November, 2022.

Notary Public

My Commission Expires:
7/9/2024

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TRINOVUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **STRATUS CONSTRUCTION INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 0 Ewing Drive Nashville, TN 37207

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9th day of November, 2022.

TRINOVUS, LLC

By: Vernon T Keesee Jr
Vernon Thomas Keesee, Jr., Member

By:
Reed Robertson, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Vernon Thomas Keesee, Jr. and Reed Robertson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the members of the within named bargainor, **TRINOVUS, LLC**, and that he, as such members, executed the foregoing instrument for the purposes therein contained by signing the name of the **TRINOVUS, LLC** by the said Vernon Thomas Keesee, Jr. and Reed Robertson as such members.

Witness my hand and official seal this 9th day of November, 2022.

My commission expires: 7/9/2024 Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being lot No. 11 on the Marshall Waters Land Subdivision, not of record. Said Lot No. 11 is described as follows:

BEGINNING at a point in the corner of Ewing Drive and Knight Drive, being in the center line of each; thence with the center line of Ewing Drive, North 78 1/2 degrees 268 feet, more or less, to a point which is the common corner of this tract and Lot No. 10 on the said Subdivision, previously conveyed to Anthony on July 31, 1989 by deed of record at Book 7904, Page 445, Register's Office for Davidson County, Tennessee; thence South 5 1/4 degrees West 470 feet more or less along the common line of this tract and said No. 10 to a point in the Northerly line of Lot No. 12 on said Subdivision, previously conveyed to Neely by deed dated April 26, 1972; thence with the Northerly line of Lot No. 12, North 89 degrees 30 minutes West 243 feet, more or less, to a point in the center line of Knight Drive; thence with the center line of Knight Drive 411.5 feet, more or less, to the point of beginning, containing 2.55 acres, more or less.

INCLUDED in the above description, but EXCLUDED therefrom is that portion having been conveyed to Metropolitan Government of Nashville and Davidson County by Quitclaim Deed dated 08/02/2005, of record in Instrument No. 20050804-0092084, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way of Knight Drive approximately at Station 10+85.81, 24.46 feet ± left of the survey centerline as shown on Road Improvement Plans At Knight Drive & Ewing Drive, as prepared by Civil & Environmental Consultants, Inc., (Project No. 042-346), said point being the intersection of the existing easterly right-of-way of Knight Drive with the southerly right-of-way of Ewing Drive; said point also being a portion of the James E. & Mary Patricia Swift property recorded in Deed Book 9841, Page 411, of the Register's Office for Davidson County, Tennessee; said property being Parcel 59 on Map 114, in the Davidson County Property Assessor's Office; THENCE, with said existing right-of-way of Ewing Drive, North 81° 40' 16" East, 36.31 feet to a point; THENCE leaving said existing right-of-way, and with a new line along a curve to the left having a central angle of 71° 47' 33", a radius of 50.00 feet, a tangent of 36.19 feet and an arc length of 62.65 feet to a point, said point being in the existing right-of-way of Knight Drive; THENCE, North 09° 52' 42 " East, 17.98 feet to a point; THENCE, North 09° 30' 35" East, 18.17 feet to the Point Of Beginning and containing therein 244.24 square feet or 0.005 acres, more or less.

Being the same property conveyed to Trinovus Inc LLC, a Tennessee limited liability company, by Warranty Deed dated 08/18/2022, from Bama, LLC, a Tennessee limited liability company, of record in Instrument No. 20220823-0095110, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-9-22.

Affiant Signature

11-10-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY