Karen Johnson Davidson County
Batch# 940598 DEEDQC
11/14/2022 11:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221114-0121191

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. File No. 37388	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 10th day of November, 2022. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher F. Seay 132 Springbrook Place Joelton TN 37080	New Owner	Map and Parcel Nos.: 04201005400 04201005200 04201005100

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, FVAG LLC, a Delaware limited liability company ("Grantor"), does hereby quitclaim, transfer and convey unto Christopher F. Seay, a married man ("Grantee"), his heirs and assigns, all of Grantor's right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as:

TRACT 1:	Map & Parcel 04201005400	3986 Dickerson Pike
TRACT 2:	Map & Parcel 04201005200	1143 Hunters Lane
TRACT 3:	Map & Parcel 04201005100	0 Dickerson Pike

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized agent, made effective as of this 10th day of November, 2022.

GRANTOR:

FVAG LLC
a Delaware limited liability company

By:_____
Christopher F. Seay, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Christopher F. Seay, the 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 and who further acknowledged that he is the Sole Member of FVAG LLC, a Delaware limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of November, 2022.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

_____
Notary Public
My Commission Expires:

EXHIBIT "A"

TRACT 1: (Map & Parcel 04201005400) [3986 Dickerson Pike]

Land in the 11th Metropolitan Councilmanic District, (formerly 10th Civil District), in Nashville, Davidson County, Tennessee, and being part of parcel number 51, map 42-1, Property Map and Records System, Davidson County, Tennessee, and being more particularly described as follows: Beginning at an auto axle in the easterly margin of Lot Number 24, Dalemere Subdivision, Section 2, of record in Book 2854, page 133, Register's Office for Davidson County; thence north 24 degrees 3 minutes east 38.2 feet to a concrete monument at the dead end of a street right of way which runs easterly from Yoest Drive; thence continuing 50 feet to another concrete monument at the southeast corner of Lot Number 25 of the above cited subdivision; thence continuing in the same direction 132.33 feet, 130.63 feet, 129.4 feet, and 49.94 feet from iron pin to iron pin with the easterly margins of Lots Numbers 25, 26, 27 and 28 respectively; thence continuing in the same direction approximately 65 feet to the southwest corner of a tract deeded to Thomas D. Watson by deed of record in Book 3832, page 72, Register's Office for Davidson County; thence with Watson's southerly line 190 feet to a point in an imaginary line formed by extending the southerly line of the Clements' property; thence continuing easterly to the southwest corner of the property of Lorene S. Fuller (Formerly J. C. Clements); thence easterly with the southerly line of Fuller 210 feet to the westerly margin of Dickerson Road; thence southerly with said margin of said road 370 feet to the property line of Robert S. Weil, Jr.; thence westerly with said property line south 87 degrees 12 minutes west 259 feet; thence continuing with said property line north 86 degrees 15 minutes west 255 feet to the auto axle at the point of beginning, containing 5.5 acres more or less.

TRACT 2: (Map & Parcel 04201005200) [1143 Hunters Lane]

Beginning with a monument in the South margin of Hunter's Lane which is the Northeast corner of Dalemere Section 2, and continuing in an easterly direction 200 feet to a point in the southerly margin of the said Lane, thence South 24 degrees West, paralleled to the East boundary of Dalemere Sub. Section 2 as recorded in Book 2854, page 133, to a point where the Southern boundary extended to property of Clements, intersects this easterly margin; thence from this point in a westerly direction with the extension of the said south boundary to the East margin of Dalemere Sub. Section 2, thence with the boundary of the said Sub. to the monument of the beginning.

TRACT 3 (Map & Parcel 04201005100) [0 Dickerson Pike]

Tract I: Land in the 11th Metropolitan Councilmanic District (formerly 10th Civil District) in Nashville, Davidson County, Tennessee, and being part of parcel number 51, Map 42-1, Property Map and Records System, Davidson County, Tennessee, and being more particularly described as follows: Beginning at the southeast corner of a tract deeded to Thomas D. Watson by deed of record in Book 3832, page 72, Register's Office for Davidson County, Tennessee, thence with Watson's easterly line easterly with said margin of said Lane 21.29 feet to a concrete monument in the westerly line of property sold to Metropolitan Government of Nashville and Davidson County, Tennessee acting by and through the Electric Power Board thence with the westerly line of said Electric Power Board property north 25 degrees 09 minutes east 166.41 feet to a concrete monument; thence easterly with the southerly line of the Electric Power Board property approximately 15 feet to the northwest corner of property of Lorene S. Fuller (formerly J.C. Clements); thence southerly with the westerly line of Fuller 210 feet; thence westerly on a direct line to the point of the beginning.

Grantor expressly retains an easement in the said property for the purpose of ingress and egress from and to property retained by it.

Tract II: Beginning at a point on the westerly margin of Dickerson Road where the southerly margin of the Pegram property intersects said margin of said road, and being approximately 185 feet south of the intersection of Hunters Lane with said road; thence with southerly margin of said Pegram property 165 feet to a point where the Pegram property joins the Lorene S. Fuller (formerly Clements) property; thence easterly approximately 165 feet to the westerly margin of Dickerson Road; thence 45 feet to the point of beginning; said tract being triangular and containing less than one-tenth of an acre.

Being the same property conveyed to FVAG LLC, A Delaware limited liability company, by deed dated July 20, 2018 from Thomas G. Watson and wife, Jaqueline A. Watson of record in Instrument No. 20180723-0071664, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 11/10/22

GEORGE E. MUDTER, JR.
Dated 11/10/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 11/10/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

