Karen Johnson Davidson County
Batch# 949697 DEEDQC
12/09/2022 08:18:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221209-0128153

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 8th day of December, 2022. Notary Public My Commission Expires: _____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Southern Exchange and Acquisitions, Inc., Trustee for the Main Street Land Trust PO Box 160730 Nashville, TN 37216	**New Owner**	**061 00 0 031.00 060 00 0 054.00 061 00 0 082.00 061 00 0 083.00 060 00 0 102.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Southern Exchange and Acquisitions, Inc., Trustee for the Main Street Land Trust** (hereinafter referred to as "Grantor"), does hereby quitclaim and convey unto **Southern Exchange and Acquisitions, Inc., Trustee for the Main Street Land Trust** (hereinafter referred to as "Grantee"), all of its interest in the following described parcels of real estate located in Davidson County, Tennessee:

See attached Exhibit A for the legal descriptions for Parcels A, B, C, D, and E, which descriptions are incorporated herein by this reference.

Being part of the same properties conveyed to Southern Exchange and Acquisitions, Inc., Trustee for the Main Street Land Trust, by Quitclaim Deed from Belle Meade Title and Escrow Corporation, Successor Trustee of the Main Street Land Trust, of record in Instrument No. 20220713-0080713, said Register's Office for Davidson County, Tennessee.

The purpose of this deed is to combine five tracts or parcels described herein into one parcel, so that only one tax parcel number identifies these properties which have common ownership.

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 8th day of December 2022.

Grantor:

Southern Exchange and Acquisitions, Inc.,
Trustee for the Main Street Land Trust

Robert J. Notestine III, as President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Robert J. Notestine, III, President for Southern Exchange and Acquisitions, Inc., Trustee for the Main Street Land Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **President for Southern Exchange and Acquisitions, Inc., Trustee for the Main Street Land Trust**, and as such **President,** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Southern Exchange and Acquisitions, Inc., Trustee for the Main Street Land Trust,** the within named bargainor, and that he as such **President,** executed the foregoing instrument for the purpose therein contained, by signing the name **Robert J. Notestine, as President.**

WITNESS my hand and official seal at Nashville, Tennessee, this 8th **day of** December, **2022.**

William Altus Pryor

Notary Public

My Commission Expires: _____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE
NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Exhibit A

Parcel A

[Map/Parcel 061 00 0 031.00]

Beginning at an iron pin set in the southwesterly R.O.W. of Ben Allen Road, said pin being the northwesterly corner of the property conveyed to Harvey H. Chung, by deed of record in Book 7047, Page 415, Register's Office for Davidson County, Tennessee, and proceeding as follows: Leaving said R.O.W. and with the westerly line of said Chung, South 31 degrees, 41 minutes, 25 seconds West, a distance of 1170.88' to an iron pin set at the Northeast corner of the Adanoroc Subdivision, Section One, as of record in Book 6200, Page 752, Register's Office for Davidson County, Tennessee; Thence with the north line of said plan, North 82 degrees, 51 minutes, 37 seconds, West, a distance of 137.53' to an iron pin; Thence, with the north line of the Conviser Subdivision, Section 3, as of record in Book 6200, Page 196, R.O.D.C., Tennessee, North 82 degrees, 57 minutes, 53 seconds West, a distance of 253.16' to an iron pin; Thence, with the north boundary of the Adanoroc Subdivision, Section 2, as of record in Book 6200, Page 616, R.O.D.C., Tennessee, North 82 degrees, 14 minutes, 17 seconds West, a distance of 137.13' to an iron pin; Thence, with the east line of the property conveyed to Mildred Thompson Espy, by deed of record in Book 8333, Page 965, R.O.D.C., Tennessee, North 08 degrees, 30 minutes, 45 seconds East, a distance of 350.00' to an iron pin; Thence, Soutn 87 degrees, 17 minutes, 31 seconds East, a distance of 325.00' to an iron pin; Thence, North 59 degrees, 13 minutes, 55 seconds East, a distance of 245.00' to a concrete monument, being U.S.C. and G.S. Station "Allen," Thence, South 14 degrees, 31 minutes, 38 seconds East, a distance of 236.41' to an iron pin; Thence, North 31 degrees, 41 minutes, 25 seconds East, a distance of 861.83' to an iron pin set in said R.O.W. of Ben Allen Road; Thence, with said R.O.W., South 52 degrees, 04 minutes, 03 seconds East, a distance of 50.30' to the beginning and containing 6.442 acres, more or less, as described according to a survey by Barry Greer and Associates, 2103 Windsor Place, Mt. Juliet, Tennessee, License Number 211.

This is unimproved property commonly known as 310 Ben Allen Road, Nashville, TN 37207.

Parcel B

[Map/Parcel 060 00 0 054.00]

Land in the 12th Civil district of Davidson County, Tennessee, being "part of the Maplewood Land," being south of the road leading through the Maplewood Land from the Dickerson Pike to the Gallatin Pike, known as the Ben Allen Road.

Beginning at the Northwest corner of a tract of land deeded by D.H. Thompson and wife, Beulah B. Thompson to Mildred Thompson Hill by deed dated September 24, 1955, recorded in Book 2452, Page 507, Register's Office, Davidson County, Tennessee, at a point in the

center of Ben Allen Road, thence running N 88 ½ degrees East 150 feet, with the center of Ben Allen Road to a point; thence S 5 degrees W 225 feet to a point; thence South 88 ½ West 150 feet to a point in the western boundary of D.H. Thompson and wife, Beulah B. Thompson, land, of which this is a part; thence with this boundary N 5 degrees E 225 feet to the center of Ben Allen Road, being the beginning.

This is unimproved property commonly known as 236 Ben Allen Road, Nashville, TN 37207

Parcel C

[Map/ Parcel 061 00 0 082.00]

Beginning at an iron pin set in the southerly R.O.W. of Ben Allen Road, said pin being 200.41', as measured in an easterly direction along said R.O.W. from the intersection of said R.O.W. with the western boundary of Tract Two as described in the deed to David Hugh Thompson as of record in Book 2803, Page 559, Register's Office for Davidson County, Tennessee and proceeding as follows:

With said R.O.W. South 88 degrees, 03 minutes, 09 seconds, East, a distance of 116.99' to an iron pin; Thence, continuing with R.O.W., with a curve to the right having a radius of 526.17' an arc distance of 255.44' to an iron pin; Thence, leaving said R.O.W., South 12 degrees, 28 minutes, 29 seconds West, a distance of 781.72' to a concrete monument, being U.S.C. and G.S. Station "Allen"; Thence, South 59 degrees, 13 minutes, 55 seconds West, a distance 50.11' to an iron pin; Thence, North 34 degrees, 31 minutes, 38 seconds West, a distance of 220.00' to an iron pin; Thence North 22 degrees, 37 minutes, 24 seconds West, a distance of 242.40' to an iron pin; Thence, North 08 degrees, 35 minutes, 30 seconds East, a distance of 457.49' to the beginning and containing 5.478 acres, more or less, as described according to a survey by Barry Greer and Associates, 2103 Windsor Place, Mt. Juliet, Tennessee, License Number 211.

This is unimproved property commonly known as 252 Ben Allen Road, Nashville, TN 37207.

Parcel D

[Map/Parcel 061 00 0 083.00]

Beginning at an iron pin set in the southwesterly R.O.W. of Ben Allen Road, said pin being North 52 degrees, 04 minutes, 03 seconds West, a distance of 50.30', as measured along said R.O.W., from the northwest corner of the property conveyed to Harvey H. Chung, Trustee, by deed of record in Book 7047, Page 415, Register's Office for Davidson County, Tennessee, and proceeding as follows:

Leaving said R.O.W., South 31 degrees, 41 minutes, 25 seconds West, a distance of 861.83' to an iron pin; Thence, North 14 degrees, 31 minutes, 38 seconds West, a distance of 236.41' to

a concrete monument, being U.S.C. and G.S. Station "Allen"; Thence North 12 degrees, 28 minutes, 29 seconds East, a distance of 781.72' to an iron pin set in said R.O.W. of Ben Allen Road; Thence, with said R.O.W., in a southeasterly direction with a curve to the right having a radius of 526.17', an arc distance of 85.00' to an iron pin;

Thence, continuing with said R.O.W., South 52 degrees, 04 minutes, 03 seconds East, a distance of 345.14' to the beginning and containing 5.226 acres, more or less, as described according to a survey by Barry Greer and Associates, 2103 Windsor Place, Mt. Juliet, Tennessee, License Number 211.

This is unimproved property commonly known as 300 Ben Allen Road, Nashville, TN 37207.

Parcel E

[Map/Parcel 060 00 0 102.00]

Beginning at an iron pin set in the South R.O.W. of Ben Allen Road, said pin being 150.07', as measured in an easterly direction along said R.O.W. from the intersection of said R.O.W. and the west boundary of Tract 2 as described in the deed to David Hugh Thompson as of record in Book 2803, Page 559, Register's Office for Davidson County, Tennessee, and proceeding as follows:

With said R.O.W. , South 88 degrees, 03 minutes, 09 seconds, East, a distance of 50.34' to an iron pin; Thence, leaving said R.O.W., South 08 degrees, 35 minutes, 30 seconds West, a distance of 457.49' to an iron pin; Thence, South 22 degrees, 37 minutes, 24 seconds East, a distance of 242.40' to an iron pin; Thence, South 34 degrees, 31 minutes, 38 seconds East, a distance of 220.00' to an iron pin; Thence, South 59 degrees, 13 minutes, 55 seconds West, a distance of 194.89' to an iron pin; Thence, North 87 degrees, 17 minutes, 31 seconds West, a distance of 325.00' to an iron pin set in the East boundary of the property conveyed to Mildred Thompson Espy, by deed of record in Book 8333, Page 965, R.O.D.C., Tennessee; Thence, with said line of Espy, North 08 degrees, 30 minutes, 45 seconds East, a distance of 492.59' to an iron pin; Thence, continuing with said Espy, North 08 degrees, 36 minutes, 18 seconds East, a distance of 263.57' to an iron pin; Thence, South 89 degrees, 15 minutes, 25 seconds East, a distance of 150.00' to an iron pin; Thence, North 08 degrees, 35 minutes, 30 seconds East, a distance of 199.83' to the beginning and containing 5.316 acres, more or less, as described according to a survey by Barry Greer and Associates, 2103 Windsor Place, Mt. Juliet, Tennessee, License Number 211.

This is unimproved property commonly known as 242 Ben Allen Road, Nashville, TN 37207.

Certificate of Authenticity

I, Robert L. Votestine, III, do herby 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 true and exact copy of the original document executed and authenticated according to law on 12/8/22.

AFFIANT SIGNATURE — Date: 12/8/22

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 8th day of December, 2022.

NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026