Karen Johnson Davidson County
Batch# 949698 DEEDQC
12/09/2022 08:18:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221209-0128154

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**	**060 00 0 154.00 060 00 0 053.00**

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:

PARCEL A

See attached Exhibit A for the legal description for Parcel A, which description is incorporated herein by this reference.

PARCEL B

See attached Exhibit B for the legal description for Parcel B, which description is incorporated herein by this reference.

Being part of the same property 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 two 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

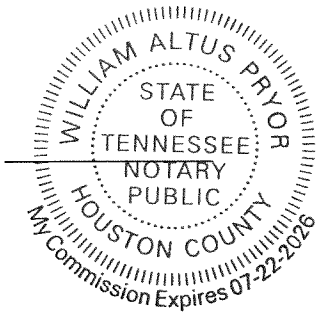
My Commission Expires: 

Exhibit A

[Map/Parcel 060 00 0 154.00]

Commencing at an existing iron rod on the Southerly right-of-way line of Ben Allen Road, 50 feet in width, at a corner common with the property conveyed to Vernon W. Hayes of record in Book 8496, Page 548 in the Register's Office for Davidson County, Tennessee; Thence leaving the Southerly right-of-way line of Ben Allen Road first with the Easterly line of said Vernon W. Hayes and then with the Easterly line of Magnolia East of record in Master Deed, Instrument Number 20160726-0076751, South 08 deg. 46 min. 42 sec. West, 360.69 feet to an iron rod set at the true point of beginning for this tract; Thence through the property conveyed to Giancario Agnoletti of record in Instrument Number 20070112-0005072, South 78 deg. 54 min. 14 sec. East, 453.54 feet to an iron rod set on the Westerly line of the property conveyed to East End Developers, LLC of record in instrument Number 20161006-0105912; Thence first with the Westerly line then with the Northerly line of East End Developers, LLC; South 08 deg. 50 min. 30 sec. West, 390.19 feet to an existing iron rod; North 83 deg. 04 min. 35 sec. West, 452.90 feet to an existing iron rod on the Easterly line of the aforementioned Magnolia East; Thence with the Easterly line of Magnolia East, North 08 deg. 46 min. 04 sec. East, 423.19 feet to the point of beginning; containing 184,198 square feet or 4.229 acres more or less and as shown on an unrecorded land survey entitled Boundary Line Survey of 214 Ben Allen Road, having a revised date of 10-12-2018 by Clint Elliot Survey, stamped by Professional Land Surveyor G. Scott Carter, License #2391.

This is unimproved property commonly known as 0 Ben Allen Road, Nashville, TN 37207.

Exhibit B

[Map/Parcel 060 00 0 053.00]

Land in 12th, formerly 17th Civil District of Davidson County, Tennessee, being part of the tract of land known as Maplewood, and being part of Lot No. 4 on the Plan of Williams Phillips' Land, as of record in Book 57, Page 21, Register's Office for said county, described according to a copy of a survey thereof made December 20, 1922, by Erle Drake, County Surveyor, as follows: Beginning at a point in the center of a road leading from the Dickerson Turnpike to the Gallatin Turnpike, known as Ben Allen Road, or Lane, at the northeast corner of the tract of land conveyed to C.A. Sowell and wife, by deed from Alex Perry and wife, of record in Book 613, Page 107, said Register's Office, being the Northwest corner of the lands belonging to D.H. Thompson; thence, with the line between said tract of land South 5 degrees West 1330 feet to a rock; thence North 87 degrees West 788 feet to a rock; thence North 5 degrees East 202 feet to a rock; thence South 87 degrees East 453 feet to a stake; thence North 5 degrees East 1034 feet to the center of the Ben Allen Road; thence with the center of the same North 69 ½ degrees East 264 feet, North 88 ½ degrees East 82 feet to the point of beginning, containing 12 acres, more or less.

This is unimproved property commonly known as 224 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

12/8/22
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

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

William Altus Pryor
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