Karen Johnson Davidson County
Batch# 956480 DEEDQC
12/30/2022 09:30:54 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221230-0133829

This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
JK Holdings, LLC	New Owner	121-00-0-222.00
2726 Couchville Pike		
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantees, the receipt of which is hereby acknowledged, **Johnathan Kayne, LLC, a Tennessee limited liability company,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **JK Holdings LLC, a Tennessee limited liability company,** the **Grantee** herein, its successors and assigns, all of its right, title, and interest in and to the following described real property in Davidson County, Tennessee:

See Attached "Exhibit A" for legal description.

This is unimproved real property with a mailing address of: 0 Pleasant Hill Road, Nashville, Tennessee 37214.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 29th day of December, 2022.

Johnathan Kayne, LLC
a Tennessee limited liability company

By: Johnathan K. Gillaspie
Johnathan Gillaspie, sole member

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Johnathan Gillaspie,** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the sole member of **Johnathan Kayne, LLC, a Tennessee limited liability company**, and are authorized by **Johnathan Kayne, LLC** to execute this instrument on its behalf.

Witness my hand and official seal this the 29 day of December, 2022.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me this 29 day of December, 2022.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

EXHIBIT A

Being a portion of land situated in the 13th Council District of Davidson County, Tennessee, and is more particularly described as follows;

Commencing at the approximate intersection of Couchville Pike and Pleasant Hill Road, in a easterly direction 239.2+/- feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, at the southeast corner of Sonia Chavez, of record in Instrument Number 20080409-0035701, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), on the existing northerly margin of Couchville Pike, at approximate Tennessee state plane coordinate location of, N:648,328.80, E:1,780,802.57, at the southwesterly most corner of the subject property and being the point of beginning of herein described land;

thence leaving the margin with Chavez easterly line, North 05°18'49" East, a distance of 279.65 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, to the northeast corner of Michael Scott Caplenor, of record in Instrument Number 20191217-0130005, R.O.D.C., TN.;

thence with Caplenor northerly line, North 81°52'43" West, a distance of 194.00 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, on the easterly margin of Pleasant Hill Road;

thence with said margin, North 08°28'38" East, a distance of 100.00 feet to a 5/8" iron rod found, having no cap, at the southwest corner of lot 3 or D.C. Taylor Subdivision, of record in Plat Book 5210, Page 101, R.O.D.C., TN.;

thence with the southerly line of lot 3, South 82°13'26" East, a distance of 640.47 feet to a 5/8 iron rod found, having no cap in concrete on the westerly line of J Percy Priest Reservoir, U.S. Army Corps of Engineers property, (U.S.A.C.E.,);

thence with said line, South 11°06'27" West, a distance of 101.00 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;

thence continuing with said line, South 84°11'29" East, a distance of 287.91 feet to a Concrete Monument Found, By U.S.A.C.E., at the northwest corner of Mason Herbert Collins, of record in Deed Book 5401, Page 811, R.O.D.C., TN.;

thence with said line, South 08°23'46" West, a distance of 146.50 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, at the northeast corner of Wesley F. Carter, of record in Deed Book 4642, Page 916, R.O.D.C., TN.;

thence with said line, North 81°01'46" West, a distance of 126.00 feet to a leaning 5/8" iron rod found, having no cap, at the northwest corner of Joanne Westerfield, of record in Instrument Number 20150925-0097653, R.O.D.C., TN.;

thence with said line, South 76°00'45" West, a distance of 120.50 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;

thence continuing with said line, North 79°37'19" West, at 90.00 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;

thence with said line, South 09°36'20" West, a distance of 119.01 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, on the northerly margin of Couchville Pike;

with the northerly margin of Couchville Pike for the next three (3) calls;
thence, North 79°46'48" West, a distance of 99.91 feet to a 5/8" iron rod found, having no cap;
thence, North 79°46'48" West, a distance of 111.53 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;
thence, with a curve turning to the left with an arc length of 173.20 feet, with a radius of 5759.58 feet, with a chord bearing of North 80°38'29" West, with a chord length of 173.19 feet to the point of beginning of herein described land, having an area of 228,626.63 square feet or 5.25 acres more or less;

This description was taken from a Boundary & Topographic Survey, by Dale and Associates under project number 22061, dated July 22, 2022, and the legal description was written by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on July 22, 2022;

Being the same property conveyed to D.W. Walker, and Wife, Janie L. Walker, by Warranty Deed from D.C. Taylor Trust, dated November 10, 1977, of record in Deed Book 5224, Page 152, R.O.D.C., TN.;

Being the same property conveyed to Janie L. Walker & Dorris W. Walker, by Warranty Deed from James E. Walker, dated June 29, 1994, of record in Deed Book 9395, Page 107, R.O.D.C., TN.;

Being the same property conveyed to Jonathan Kayne, LLC, a Tennessee limited liability company, by Warranty Deed from Dorris Wayne Walker, aka D. W. Walker and wife, Janie L. Walker dated July 26, 2022 and recorded as Instrument No. 20220728-0086086, Register's Office for Davidson County, Tennessee, on July 28, 2022 and by Quitclaim Deed dated July 26, 2022 and recorded as Instrument No. 20220728-0086087, Register's Office for Davidson County, Tennessee, on July 28, 2022.