Karen Johnson Davidson County
Batch# 957252 DEEDQC
01/04/2023 08:30:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230104-0000442

# QUITCLAIM DEED

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2026

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 me on this 7th day of December 2022.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201

NOTE: THIS QUITCLAIM DEED WAS PREPARED BY INFORMATION PROVIDED BY THE PARTIES.
NO TITLE SEARCH WAS PERFORMED BY THE PREPARER

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Crichton Welton Partners, G.P.<br>6471 Ridley Jewell Road<br>Columbia, TN 38401 | NEW OWNER | 114-00-0-142.00<br>114-00-0-143.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, WELTON INVESTMENTS, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** does hereby quitclaim and convey all of his rights, title and interest unto CRICHTON WELTON PARTNERS, G.P., a Tennessee general partnership, hereinafter called **"GRANTEE,"** its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, and more fully described as follows:

**SEE EXHIBIT A ATTACHED**

**IN WITNESS WHEREOF,** the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 31st day of December, 2022.

WELTON INVESTMENTS, LLC

By:_____
John B. Jewell, IV,
Managing Member

STATE OF TENNESSEE )
COUNTY OF Davidson )

Before me, a Notary Public of said County and State, personally appeared John B. Jewell, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Welton Investments, LLC, a Tennessee limited liability company (the "Company"), the within named bargainor, and that he, as the Managing Member of the Company executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 7th day of December, 2022.

_____
Notary Public, State of Tennessee

My Commission Expires: 11-5-2025

J. WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025

**EXHIBIT A**
**Legal Description**

**Tract 1: (Map – Parcel No. 114-00-0-142.00)**

Land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, being part of Tract No. 3 as shown on a survey of J.B. Brown's Farm, made by S.M. McMurray Engineering Co., December 21, 1940, and described as follows:

Beginning at a point on the Northwesterly margin of Charlotte Pike at the Southwest corner of a tract of land conveyed to Lloyd C. Fisher and wife, by deed from Warren D. Sloan and wife, of record in Book 1811, page 433, Register's Office for Davidson County, Tenn.; thence with the Northwesterly margin of said Pike South 46 degrees 45 minutes West 110 feet; thence North 42 degrees W 275 feet to a stake; thence in a Northwesterly direction 45 feet to a stake in the Easterly margin of Old Hickory Blvd.; thence with the same North 0 degrees 10 minutes East 15 feet to the Southerly boundary line of said Fisher property; thence with same Eastwardly 175 feet, more or less, to a point where Fisher's boundary line changes to a Southeasterly direction; thence with the Southwestern boundary line of said Fisher property Southeastwardly 180 feet, more or less, to the beginning.

INCLUDED IN BUT EXPRESSLY EXCLUDED FROM THE ABOVE DESCRIPTION IS THE FOLLOWING:

Beginning at the point of intersection of the existing North margin of State Route 24 and the West boundary of the Charles M. Gary property; thence with said North margin Southwestwardly 110 feet, more or less to a point in the Jack S. Dugger, Sr. and Jr. property East boundary; thence with said East boundary North 37 degrees 22 minutes 57 seconds West 35.02 feet; thence North 50 degrees 29 minutes 52 seconds East 108.33 feet to a point in said Gary's West boundary; thence with said boundary South 40 degrees 06 minutes 34 seconds East 35.00 feet to the point of beginning and containing 3.820 square feet.

**Tract 2: (Map – Parcel No. 114-00-0-143.00)**

Land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, being part of Tract No. 3 as shown on a survey of J.D. Brown's Farm, made by S.M. McMurray Engineering Company, December 21, 1940, as follows:

Beginning on the Northwesterly margin of Charlotte Pike at the Southeast corner of the property conveyed to Laverte G. Smith and wife, by deed from C.D. Boone and wife, as of record in Book 2333, page 451, said Register's Office; thence with the line of said Smith's property, North 37 degrees West 125 feet and Westwardly 57 feet more or less to the Easterly margin of Old Hickory Boulevard; thence with said Boulevard, Northwardly 175 feet to the Southwest corner of the property conveyed to Emory E. Fuller and wife, by deed from C. D. Boone and wife, of record in Book 2486, page 283, said Register's Office; thence with said Fuller's Southerly and Southwesterly line Eastwardly 45 feet more or less to a point and South 42 degrees East 275 feet

to the Northwesterly margin of said Charlotte Pike; thence with same Southwestwardly 100 feet to the beginning.

INCLUDED IN BUT EXPRESSLY EXCLUDED FROM THE ABOVE DESCRIPTION IS THE FOLLOWING:

THE FOLLOWING:

Parcel 1:

Beginning at the point of intersection of the existing margin of State Route 24 and the East boundary of the William Waynick, Custodian Property; thence with said East boundary North 33 degrees 16 minutes 12 seconds West 35.21 feet; thence North 50 degrees 29 minutes 52 seconds East 97.47 feet to a point in the Jack S. Dugger, Jr. West boundary; thence with said boundary South 37 degrees 22 minutes 57 seconds East 35.02 feet to a point in the existing North margin of State Route 24; thence with said margin Southwestwardly 100 feet more or less to the point of beginning.

Parcel 2:

Beginning at the point of intersection of the existing East margin of State Route 251 and the North boundary of the William Waynick, Custodian Property; thence with said East margin Northwardly 175 feet more or less to a point in the Jack S. Dugger, Jr. South boundary; thence with said boundary South 82 degrees 25 minutes 55 seconds East 22.47 feet; thence with a curve left having a radius of 2814.79 feet Southwardly 172.01 feet to a point in Waynick's North boundary; thence with said boundary North 89 degrees 49 minutes 45 seconds East 24.63 feet to the point of beginning.

Being the same property conveyed to Welton Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from W & W Properties, a Tennessee general partnership, of record in Instrument No. 20060928-0120333 Register's Office for Davidson County, Tennessee, dated September 01, 2006 and recorded on September 28, 2006.

**Tennessee Certification of Electronic Document**

I, Jeremy H. Cherry, 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 true and exact copy of the original document executed and authenticated according to law on December 31, 2022 (date of document).

Affiant Signature

January 3, 2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2026