This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 958019 DEEDQC
01/05/2023 09:43:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20230105-0000884

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
CBP, LLC	Same as New Owner
2205 Golf Club Lane	
Columbia, TN 38401	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Crichton Welton Partners, G.P., a Tennessee general partnership** *(herein called "Grantor")*, does hereby convey, transfer, remise, release, relinquish and quitclaim to **CBP, LLC, a Tennessee limited liability company** *(herein called "Grantee")*, all of Grantor's right, title and interest in and to the following described property situated and located in **Davidson County**, Tennessee, to wit:

See Exhibit A attached hereto and incorporated herein by reference.

The property descriptions used herein above were obtained from the aforementioned prior deed(s) and no newer boundary survey is available.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be effective on the 31st day of December, 2022

GRANTOR:

Crichton Welton Partners, G.P., a Tennessee general partnership

By: _____
Andrew D. Crichton, Jr., Managing Partner

STATE OF Tennessee

COUNTY OF Maury

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Andrew D. Crichton, Jr.** to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged himself to be the **Managing Partner** of **Crichton Welton Partners, G.P., a Tennessee general partnership**, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as such Managing Partner.

Witness my hand and seal at office in the aforesaid state and county this 29th day of December, 2022.

_____
Notary Public
My Commission Expires: 2-28-2026

(SEAL)

CANDICE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 28, 2026

THE PREPARER OF THIS INSTRUMENT IS NOT THE SETTLEMENT AGENT FOR THIS TRANSACTION FOR I.R.S. REPORTING REQUIREMENTS OR FOR ANY OTHER PURPOSE.

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer of the property transferred is $-0-.

Affiant

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

(SEAL) CANDICE JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY My Comm. Expires February 28, 2026

Notary Public
My Commission Expires: 2-28-2026

Exhibit A

Tract 1: (Map – Parcel No. 114-00-0-142.00); Known as: 7350 Charlotte Pike, Nashville, TN

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); Known as: 7354 Charlotte Pike, Nashville, TN

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 CBP, LLC, a Tennessee limited liability company, by instrument from Crichton Welton Partners, G.P., a Tennessee general partnership, of record in Book _____ at page _____ in the ~~Williamson~~ DAVIDSON County, Tennessee Register of Deeds office.