Karen Johnson Davidson County
Batch# 958139 DEEDQC
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Fees: $17.00 Taxes: $0.00
20230105-0001045

This Instrument Prepared by:
DOMINIC J. LEONARDO
603 Woodland Street
Nashville, TN 37206
615-259-1214

QUIT CLAIM DEED TO CREATE ONE PARCEL

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID NO:
JMJ ENTERPRISES, INC. P.O. Box 682386 Franklin, TN 37068-2386	JMJ ENTERPRISES, INC. P.O. Box 682386 Franklin, TN 37068-2386	Parcel 33 Map 106-07 Parcel 60 Map 106-07 Parcel 19 Map 106-07 Parcel 69 Map 106-07

FOR AND IN CONSIDERATION of Ten Dollar ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **JMJ ENTERPRISES, INC.** ("Grantor") by these presents does hereby quitclaim and convey its interest in and to **JMJ ENTERPRISES, INC.** ("Grantee"), its heirs, successors and assigns, a certain parcel or tract of land described as follows:

LAND situated in the 19th Council District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the southeasterly corner of the described property said corner also being northeast corner of Lot 13 Elm Hill Industrial Park of record in Plat Book 3700, Page 3, R.O.D.C., TN Land situated in the 19th Council District of Davidson County, Tennessee, said land consisting of Parcel 33 of Tax Map 106-07 as if record by Instrument 20200914-0109478 of the Register's Office of Davidson County Tennessee, Parcel 60 of Tax Map 106-07 as if record by Instrument 20200313-0028318 of the Register's Office of Davidson County Tennessee , Parcel 19 of Tax Map 106-07 as if record by Instrument 20200313-0000284 of the Register's Office of Davidson County Tennessee, Parcel 69 of Tax Map 106-07 as if record by Instrument 20181227-0125493 of the Register's Office of Davidson County Tennessee, and being more particularly described as follows:

BEGINNING at the southeasterly corner of the described property said corner also being northeast corner of lot 13 Elm Hill Industrial Park of record in Plat Book 3700, Page 3, R.O.D.C., TN thence along a line, North 68° 33' 47" West, a distance of 284.05 feet to a capped iron rod set on the westerly line of lot 12 Elm Hill Industrial Park; thence with said line, North 21° 59' 58" East, a distance of 60.00 feet to an 5/8" iron rod found; thence continuing with said line, North 68° 04' 49" West, a distance of 49.88 feet to an ½" iron rod found at the southeast corner of JMJ Enterprises, INC., of record in Instrument number 20181227-0125493, R.O.D.C., thence along a line North 67° 45' 23" West, a distance of 157.67 feet to a broken concrete monument found; thence North 69° 43' 30" West, a distance of 179.90 feet to a capped iron rod

set, said rod also being the southeasterly corner of lands conveyed to the Stevenson Trust No. 5 and Stevenson Trust No. 7 (R.O.D.C.,TN); thence along the northerly margin of abandoned Tennessee Central Railroad Right of Way for the following calls, South 85° 22' 25" East, a distance of 213.00 feet to a capped iron rod set; thence North 66° 52' 54" East, a distance of 194.00 feet to capped iron rod set; thence North 35° 25' 04" East, a distance of 18.00 feet to a capped iron rod set; thence with a non-tangential curve turning to the left having an arc length of 10.81 feet, a radius of 403.33 feet, a chord bearing of North 58° 04' 08" East, and a chord length of 10.81 feet capped iron rod set; thence North 57° 17' 35" East, a distance of 104.66 feet to a capped iron rod set in the westerly right of way of Spence Lane, thence with said westerly margin and along a curve turning to the right, having an arc length of 189.7 feet, a radius of 452.88 feet, a chord bearing of South 85° 09' East, and a chord length of 188.05 feet to a capped iron rod set; thence continuing along the westerly margin, South 49° 39' 37" West, a distance of 77.87 feet to a capped iron rod set; thence continuing along the westerly margin, South 26° 19' 21" West, a distance of 36.50 feet to a point thence along the westerly right of way of Spence Lane South 26° 19' 21" West, a distance of 243.08 feet to a point, to the point of beginning and containing 174,396 square or 4.0 acres more or less.

Being part of the same property conveyed to JMJ Enterprises, Inc. by deed from Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument 20200914-0109478 of the Register's Office of Davidson County Tennessee. Consisting of Parcel 33 of Tax Map 106-07. **Also being part** of the same property conveyed to JMJ Enterprises, Inc. by deed from Lester Turner, Jr., Successor Trustee for and on behalf of the trust created by warranty deed from Lester L. Turner to O.B. Hofstetter, Jr. as of record in Instrument 20200313-0028318 of the Register's Office of Davidson County Tennessee. Lot being Parcel 60 of Tax Map 106-07. **Further, being part** of the same property conveyed to JMJ Enterprises, Inc. by deed from L.C.T., L.P. of record in Instrument 20200313-0028234 of the Register's Office of Davidson County Tennessee. Lot being Parcel 19 of Tax Map 106-07. **Lastly, being part** of the same property conveyed to JMJ Enterprises, Inc. by deed from CSX Transportation, Inc. of record in Instrument 20181227-0125493 of the Register's Office of Davidson County Tennessee. Lot being Parcel 69 of Tax Map 106-07.

This description is based on survey work conducted by Dale and Associates in February 28, 2020 under Project Number 18186.

Additionally, a title search has not been performed nor has there been a title opinion given in regards to this property transfer.

The above described tract is conveyed subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property known as 0 Spence Lane, Nashville, TN 37218.

Witness my hand this 31 day of December, 2022.

JMJ ENTERPRISES, INC.

BY: _____

TITLE: PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public in and for said County and said State hereby certify that JAMES J. JAMES acting as President of JMJ ENTERPRISES, INC. signed the foregoing Quitclaim Deed to Create One Lot and who is known to me, acknowledged before me on this day that, being informed of the contents of this Quitclaim Deed, he executed the same as President of JMJ ENTERPRISES, INC., voluntarily on the day the same bears date. Further, he acknowledged that he is authorized to sign this Quitclaim Deed as President of JMJ ENTERPRISES, INC.

WITNESS my hand and official seal this 31 day of December, 2022

DOMINIC JOSEPH LEONARDO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

SEAL

_____

NOTARY PUBLIC

My commission expires: 9-7-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1.00.

_____

AFFIANT

Sworn to and subscribed before me this 31 day of December, 2022.

_____

NOTARY PUBLIC

My Commission expires: 9-7-26

DOMINIC JOSEPH LEONARDO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

SEAL