Karen Johnson Davidson County
Batch# 959657 DEEDQC
01/10/2023 02:40:13 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230110-0002174

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun, Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
6664 Nolensville LLC 222 2nd Avenue S, Suite 1246 Nashville, TN 37201	6664 Nolensville LLC 222 2nd Avenue S, Suite 1246 Nashville, TN 37201	18100004700

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **George Fort and Mallory Fort**, husband and wife, hereinafter collectively called the GRANTORS, have bargained and sold, and by these presents do quitclaim, transfer and convey the entirety of their ownership interests in that certain real property located in Davidson County, Tennessee, as more particularly described on **Exhibit A** and on **Exhibit B** attached hereto to **6664 Nolensville LLC**, as GRANTEE.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness the execution of this Deed by the undersigned as of this 12th day of December, 2022.

GRANTORS:

George Fort

Mallory Fort

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, George Fort, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 12 day of December, 2022.

Danielle Pyle
Notary Public

DANIELLE PYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5-5-25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Mallory Fort, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 12 day of December, 2022.

Danielle Pyle
Notary Public

DANIELLE PYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5-5-25

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 12 day of December, 2022.

Notary Public

My Commission Expires: 5-5-25

DANIELLE PYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

EXHIBIT A

LEGAL DESCRIPTION

A tract of land in the 31 District, Davidson County, Tennessee. Tract being bounded on the northwest by the Highpoint Investors tract as recorded in IN. 201012300104008, Register's Office Davidson County, Tennessee (RODC) and by the Regent Highpoint tract as recorded in IN. 200802140014939, RODC, on the east by the Villas at Concord Place tract as recorded in IN. 20051030130768, RODC, by O.I.C. 7909 Concord Hills tract as recorded in IN. 201710110104165, RODC. And by First Tennessee Bank tract as recorded in IN. 200605310064104, RODC and on the southwest by the northwestern Right of Way (ROW) of Nolensville Pike. Tract being described as follows:

Point of Beginning an iron rod old at the southeastern corner of the said Highpoint Investors tract and being on said ROW; thence with the common lines of the said Highpoint Investors tract and the Regent Highpoint tract North 47°24'28" East 651.94' to an iron rod old; thence with the common lines of the said Villas at Concord Place, O.I.C. 7909 Concord Hills and First Tennessee Bank tracts South 14°01'13" West 792.33' to a point; thence with said ROW North 41°19'36" West 436.13' to the Point of Beginning.

Containing 142,130 square feet or 3.26 acres.

Said legal description taken from that certain ALTA/NSPS Land Title Survey of 6664 Nolensville Pike, Brentwood, Davidson County, Tennessee, noted as Job Number 20-078 and dated September 13, 2021, by Jason J. Stivers, RLS 2219, of Stivers Land Surveying.

BEING THE SAME PROPERTY CONVEYED TO (A) GEORGE FORT AND MALLORY FORT, HUSBAND AND WIFE, A 71.428% UNDIVIDED INTEREST, AND TO (B) 6664 NOLENSVILLE LLC A 28.572% UNDIVIDED INTEREST, BOTH (A) AND (B) AS TENANTS IN COMMON BY QUITCLAIM DEED OF RECORD AS INSTRUMENT NO. 20210921-0126310, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property commonly known as 6664 Nolensville Pike, Brentwood, Tennessee 37027.

EXHIBIT B
LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, A TRACT OF LAND IN THE 5TH FORMERLY THE 6TH CIVIL DISTRICT OF SAID COUNTY, DESCRIBED ACCORDING TO A COPY OF A SURVEY IN JULY 1947 BY H.B. FOWLKES, SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF NOLENSVILLE PIKE, AT THE SOUTHWEST CORNER OF THE LAND OF JOHN B. HILL HEIRS; THENCE WITH THEIR WESTERLY LINE, NORTH 11 DEC. 15 MIN. EAST 799.7 FEET TO A POINT IN THE LINE OF THE LANDS OF LESLIE BOYD JONES AND WIFE; THENCE, WITH THEIR LINE, SOUTH 45 DEG. 38 MIN. WEST 670.2 FEET TO A POINT IN THE EAST LINE OF NOLENSVILLE PIKE; THENCE WITH THE LINE OF THE SAME, SOUTH 45 DEG. 21 MIN. EAST 432.7 FEET TO A POINT AND CONTINUING WITH SAID PIKE, NORTH 44 DEC. 39 MIN. EAST 5 FEET AND SOUTH 45 DEG. 21 MIN. EAST 9.3 FEET TO THE BEGINNING, BEING TRIANGULAR IN SHAPE AND CONTAINING 3.4 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO (A) GEORGE FORT AND MALLORY FORT, HUSBAND AND WIFE, A 71.428% UNDIVIDED INTEREST, AND TO (B) 6664 NOLENSVILLE LLC A 28.572% UNDIVIDED INTEREST, BOTH (A) AND (B) AS TENANTS IN COMMON BY SPECIAL WARRANTY DEED OF RECORD AS INSTRUMENT NO. 20210921-00126309, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 6664 Nolensville Pike, Brentwood, Tennessee 37027.