Karen Johnson Davidson County
Batch# 961411 DEEDQC
01/17/2023 10:22:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230117-0003531

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

AFFIANT
Subscribed and sworn to before me
this 9 day of January, 2023.

Cammie Birdwell
NOTARY PUBLIC
My Commission Expires: Sep. 2, 2024

CAMMIE BIRDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Dickerson OZ Partners, LLC
4012 Hillsboro Pike, Suite 9
Nashville, TN 37215

SEND TAX BILLS TO:
Owner

Map/Parcel **082-02-0-059.00**
082-02-0-058.00
082 02-0-091.00
082 02-0-060.00

CONSOLIDATION QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged and for the purposes of combining the above referenced parcels into one parcel, **Dickerson OZ Partners LLC, a Tennessee limited liability company ("Grantor")** hereby conveys all of her right title and interest to the hereinafter described property to **Donald R. Barrett, Jr., Trustee, ("Grantee"), his, successors and assigns**. Said property conveyed herein is described as follows:

Tract I

Land in Davidson County, Tennessee being Lot No. 1 on the Map of H. H. Browns Subdivision of the Drake Land, of record in Plat Book 161, page 23 Register's Office for Davidson County, Tennessee reference to which is made for a more complete description.

Being part of the same property conveyed to Dickerson OZ Partners LLC by deed form Tennessee Turn Key Investments LLC of record in Instrument No. 20220119-0007307 Register's Office for Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee being Lot No. 2 on the Map of H. H. Browns Subdivision of the Drake Land, of record in Plat Book 161, page 23 Register's Office for Davidson County, Tennessee reference to which is made for a more complete description.

Being part of the same property conveyed to Dickerson OZ Partners LLC by deed form Tennessee Turn Key Investments LLC of record in Instrument No. 20220119-0007307 Register's Office for Davidson County, Tennessee.

acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Dickerson OZ Partners LLC

By: _____
Chris Barnhizer
Its: Authorized Agent

And now, I, Donald R. Barrett, Jr., Trustee for the express purpose of carrying out the above referenced conveyance to consolidate Tracts I, II, III, IV and V into one parcel, do hereby convey unto **Dickerson OZ Partners LLC, a Tennessee limited liability company** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

_____
Donald R. Barrett, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chris Barnhizer, with whom I am personally acquainted, (or who proved himself on the basis of satisfactory evidence) and who further proved himself to be the Authorized Agent of Dickerson OZ Partners, LLC, the bargainor and who ,being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 6 day of January 2023.

Cammie Bidwell
Notary Public

My Commission Expires: Sep. 2, 2024

CAMMIE BIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donald R. Barrett, Jr., Trustee, with whom I am personally acquainted, or who proved himself on the basis of satisfactory evidence and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 17 day of [illegible], 2023

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tract III

Land in Davidson County, Tennessee being Lot No. 3 on the Map of H. H. Browns Subdivision of record in Plat Book 161, page 23 Register's Office for Davidson County, Tennessee reference to which is made for a more complete description.

Being part of the same property conveyed to Dickerson OZ Partners LLC by deed from Dickerson OZ LLC by deed of record in Instrument No. 20230117-0003253 Register's Office for Davidson County, Tennessee.

Tract IV

Land in Davidson County, Tennessee being Lot No. 4 on the Map of H. H. Browns Subdivision, of record in Plat Book 161, page 23 Register's Office for Davidson County, Tennessee reference to which is made for a more complete description.

Being part of the same property conveyed to Dickerson OZ Partners LLC by deed from Dickerson OZ LLC by deed of record in Instrument No. 20230117 - 0003253 Register's Office for Davidson County, Tennessee.

Tract V

Land in Davidson County, Tennessee being Lot No. 5 on the Map of H. H. Browns Subdivision, of record in Plat Book 161, page 23 Register's Office for Davidson County, Tennessee reference to which is made for a more complete description.

Being part of the same property conveyed to Dickerson OZ Partners LLC by deed from Dickerson OZ LLC by deed of record in Instrument No. 20230117 - 0003253 Register's Office for Davidson County, Tennessee.

Tract VI

Land in Davidson County, Tennessee being the northwest part of an unnumbered tract shown on the H. H. Brown Subdivision of record in Plat Book 161, page 23 said Register's Office as follows:

Beginning at a point in the easterly margin of Dickerson Pike, or North 1st Street extended, 367.6 feet southwardly from the southerly margin of Childers Avenue and running thence southwardly along the easterly side of North 1st Street, 50 feet, thence easterly 161 feet to a point; thence northwardly 50 feet to a point; thence westwardly 159 feet to the beginning.

Being the same property conveyed to Dickerson OZ Partners LLC by deed from Katherine Little Colson, Trustee of the Colson Real Estate Trust dated 07/22/2015 of record in Instrument No. 20211222-0169113 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may

affect the premises. Grantors makes no warranties as to the state of the title to the property but

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 17 day of January, 2023.

K. Thomas Sidwell
Date: 1-17-2023

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 17 day of January, 2023.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

