Karen Johnson Davidson County
Batch# 962465 DEEDQC
01/19/2023 01:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230119-0004450

THIS INSTRUMENT PREPARED BY:
Stewart Title Company
216 Centerview Drive, #360
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
The Wise Group, Inc. 528A Donelson Pike Nashville, Tennessee 37214	NEW OWNER	08700020000

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **THE LUX DEVELOPMENT GROUP, LLC, a Tennessee limited liability company**, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **THE WISE GROUP, INC., a Tennessee corporation,** all its interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land situated in the 12th Council District of Davidson County, Tennessee, and is more particularly described as follows:

Commencing at the approximate intersection of Central Pike and North New Hope Road, thence in a easterly direction a distance of 1930+/- feet, more or less, to an 3/4" iron rod found, having no cap, on the northerly margin of Central Pike, at the southwest corner of Joseph Fiato & wife Peggy Sue Fiato, of record in deed book 5168, page 159, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN) and the southeast corner of Tract No. 2, of the Wise Group, Inc., of record in instrument number 20110523-0039462, R.O.D.C., TN;

thence with said line, North 09°20'15" East, a distance of 1019.42 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, at the new division line, on the westerly line of Joseph Fiato & wife Peggy Sue Fiato;

thence leaving Fiato westerly line, with the new division line, North 60°41'34" West, a distance of 207.68 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;

thence continuing with the new division line, North 49°23'37" West, a distance of 528.07 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, at approximate Tennessee State Plane Coordinates of N:671,950.41, E:1,798,243.50, at the easterly line of the subject property and being the point beginning of herein described land;

thence, South 10°27'46" West, a distance of 115.43 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, on the northerly property line of Paul R. Odum and Jo Ann Odum, Co-Trustees of the Paul R. Odum and Jo Ann Odum Revocable Living Trust

dated December 1, 2006, Trustee, of record in instrument number 20170817-0084739, R.O.D.C., TN;

thence with Odum line, North 83°09'43" West, a distance of 40.08 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;

thence with Odum line., North 10°27'46" East, a distance of 141.19 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, on the new division line;

thence with the new division line, South 49°23'37" East, a distance of 46.26 feet to the point of beginning of herein described land, having an area of 5,132.54 square feet or 0.12 acres more or less;

as more particular described on the certain ALTA/NSPS Land Title Survey entitled "4307 Central Pike" prepared for Fidelity National Title Insurance Company, Beazer Homes, LLC, Wise Group, Inc. and The Lux Development Group, LLC, by Dale and Associates dated November 30, 2019, last revised on March 28, 2022, under Project #18093, and bearing the certification of Steven C. Matthews, TN. R.L.S. #2352, which survey is by referenced incorporated herein and made part of hereof, and legal description was written on March 28, 2022;

Being part of the same land conveyed to The Lux Development Group, LLC, by Warranty Deed, Dated September 11, 2020, from Paul R. Odum and Jo Ann Odum, Co-Trustees of the Paul R. Odum and Jo Ann Odum, Co-Trustees of the Paul R. Odum and Jo Ann Odum Revocable Living Trust, dated December 1, 2006, of record in instrument number 20200915-0105307, R.O.D.C., TN;

This is unimproved property located on Central Pike, Nashville, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 6th day of January, 2023.

THE LUX DEVELOPMENT GROUP, LLC,
a Tennessee limited liability company

By: Alan R. Wise Member
Name: **Alan R. Wise**
Title: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Alan R. Wise, 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 Member of The Lux Development Group, LLC, the within named bargainor, a limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

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

NOTARY PUBLIC
My Commission Expires: 10/11/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Alan R Wise
Affiant

Sworn to and subscribed before me this the 6th day of January, 2023.

Notary Public

My commission expires: 10/11/25

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy 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 January 13, 2023.

Affiant
Date: January 13, 2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 13th day of January, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY