*** The purpose of this instrument is the consolidation of a portion of a tract of land with a contiguous parcel.**

Karen Johnson Davidson County
Batch# 977470 DEEDQC
03/06/2023 01:14:52 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230306-0015983

CONSIDERATION CERTIFIC

STATE OF Tennessee)
COUNTY OF Davidson)

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

Affiant

Subscribed and sworn to before me this the 6th day of March, 2023.

Notary Public

My Commission Expires: 09/08/2025

NICOLE C. BESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

QUIT CLAIM DEED OF CONSOLIDATION

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Todd A. Bricker, Successor Trustee 330 Commerce Street, Suite 110 Nashville, TN 37201	[SAME]	Part of 17100008100 to be consolidated with: 171070B00900CO

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Church Street East Development, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold and by these presents does hereby transfer, quitclaim, and convey unto **Todd A. Bricker, as SuccessorTrustee under the Trust Agreement dated June 15, 2012** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A**.

The purpose of this Quit Claim Deed of Consolidation is to consolidate of a portion of a tract of land with a contiguous parcel.

It is understood by Grantor and Grantee that this conveyance is subject to all taxes and assessments for the year 2023 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

These properties are presently commonly known as:

- 3.3324 acre portion of 539 Church Street East (17100008100), Brentwood, TN 37027

  to be consolidated with:

- 231 Jones Parkway (171070B00900CO), Brentwood, TN 37027

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this **Quit Claim Deed of Consolidation** to be executed as of the date set forth below.



GRANTOR:

Church Street East Development, LLC,
a Tennessee limited liability company

By: _____
William C. Kimbro

Its: Managing Member

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William C. Kimbro**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Managing Member** ("Officer") of **Church Street East Development, LLC**, a Tennessee limited liability company (the "Entity"), the bargainor, and that he as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Entity by himself as such Officer.

Witness the 27th day of February, 2023.

_____
Notary Public

My Commission Expires: 8/21/23

EXHIBIT A

Legal Description

Parcel 1: This Legal Description Prepared By:
Jesse E. Walker, RLS
Jesse Walker Engineering
P.O. Box 210456
Nashville, TN 37221

3.3324 acre portion of 539 Church Street East (17100008100), Brentwood, TN 37027

Being a tract of land in Davidson County, Tennessee, and located on the south margin of Church Steet East and west of Jones Parkway and being part of Lot One of the Consolidation Plat of 511 and 539 Church Street East, as evidenced in Instrument 20221209-0128219, in the Registers Office of Davidson County, Tennessee (RODCT), and being part of Parcel 081.00, as shown on Davidson County Tax Map 171-00, belonging to Church Street East Development, LLC, as evidenced in Instrument 20160502-0042850, and Instrument 20160502-0042851, in the Register's Office of Davidson County, Tennessee (RODCT), and being more particularly described as follows:

To find the true point of BEGINNING, start at an iron pin located at State Plane Coordinates North 619,392.84 and East 1,741,173.19, said iron pin being on the south margin of Church Street East and said iron pin being the northeast corner of Lot One of the Consolidation Plat of 511 and 539 Church Street East, and said iron pin being on the west line of Parcel 013.00CO, as shown on Davidson County Tax Map 171-07B, belonging to Annandale Homeowner's Associates, as evidenced in Instrument 20150116-0004896, in the Register's Office of Davidson County, Tennessee (RODCT), thence; leaving said margin of Church Street East and with east line of said Lot One and with the west line of said Parcel 013.00CO, South 05° 45' 07" West a distance of 512.35 feet to an iron pin, said iron pin being the true point of BEGINNING, thence;

1. With the west line of the said Parcel 013.00CO and with the east line of the property herein described, South 05° 45' 07" West a distance of 94.46 feet to an iron pin, said iron pin being the southwest corner of said Parcel 013.00CO, said iron pin being the northwest corner of Parcel 011.00CO, as shown on Davidson County Tax Map 171-07B, belonging to Eley, as evidenced in Instrument 20130628-0067088 and Instrument 20051209-0148093, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being on the east line of the property herein described, thence;

2. With the west line of said Parcel 011.00CO, and with the east line of the property herein described, South 06° 07' 09" West a distance of 219.89 feet to an iron pin, said iron pin being the southwest corner of said Parcel 011.00CO, and said iron pin being on the north line of Parcel 010.00CO, as shown on the Davidson County, Tennessee Tax Map 171-07B, belonging to Douglas Brace, Trustee, as evidenced in Instrument 20160418-0037290 and Instrument 20051209-0148093, in the Register's Office of Davidson County, Tennessee (RODCT), said iron pin being the southeast corner of the property herein described, thence;

3. With the north line of said Parcel 010.00CO, and with the south line of the property herein described, North 83° 20' 20" West a distance of 207.47 feet to an iron pin, and said iron pin being an interior corner of the property herein described, and said iron pin being an interior corner of

Parcel 009.00CO, as shown on the Davidson County Tax Map 171-07B, belonging to Douglas Brace, Trustee, as evidenced in Instrument 20130724-0076565 and Instrument 20051209-0148093, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being an interior corner of the property herein described, thence;

4. With the east line of said Parcel 009.00CO, and with the line of the property herein described, North 04° 46' 31" East a distance of 225.88 feet to an iron pin, said iron pin being an interior corner of the property herein described, and said iron pin being an interior corner of said Parcel 009.00CO, thence;

5. With the north line of said Parcel 009.00CO, and with the south line of the property herein described, North 82° 39' 01" West a distance of 299.43 feet to an iron pin, thence;

6. With the north line of said Parcel 009.00CO, and with the south line of the property herein described, North 85° 05' 26" West a distance of 109.04 feet to an iron pin, thence;

7. With the north line of said Parcel 009.00CO, and with the south line of the property herein described, North 83° 32' 38" West a distance of 113.58 feet to an iron pin, thence;

8. With the north line of said Parcel 009.00CO, and with the south line of the property herein described, North 87° 15' 37" West a distance of 90.00 feet to an iron pin, thence;

9. With the north line of said Parcel 009.00CO, and with the south line of the property herein described, North 86° 27' 21" West a distance of 27.99 feet to an iron pin, said iron pin being the western most point of said Parcel 009.00CO, and said iron pin being on the south line of the property herein described, said iron pin being the northeast corner of Parcel 014.00, as shown on the Williamson County Tennessee Tax Map 011F-Group D, belonging to Annadale Homeowner' s Association, as evidenced in Deed Book 6360, Page 648, and Plat Book 46, Page 68, as evidenced in the Register's Office of Williamson County, Tennessee (WODCT), thence;

10. With the north line of said Parcel 014.00, and with the south line of the property herein described, and passing an iron pin at the northwest corner of said Parcel 014.00, and said iron pin being the northeast corner of Parcel 012.00, as shown on the Williamson County Tax Map 011F-Group B, belonging to Green, as evidenced in Deed Book 1111, Page 349 and Plat Book 2, Page 25, in the Register's Office of Williamson County, Tennessee (WODCT), and continuing with the north line of said Parcel 012.00, North 87° 02' 58" West a total distance of 185.37 feet to another iron pin, said iron pin being the southeast corner of Parcel 080.00, as shown on the Davidson County Tax Map 171-00, belonging to Jackson, as evidenced in Instrument 20050426-0046561, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being the southwest corner of the property herein described, thence;

11. With the east line of said Parcel 080.00, and with the west line of the property herein described, North 07° 49' 48" East a distance of 115.64 feet to an iron pin, said iron pin being the northwest corner of the property herein described, thence;

12. Severing said Lot One and leaving the east line of said Parcel 080.00, and with north line of the property herein described, South 82° 56' 15" East a distance of 1,033.68 feet to an iron pin, said iron pin being the point of BEGINNING. Containing 145,161 square feet, 3.3324 acres, more or less, according to a survey by Jesse E. Walker, Tennessee Registered Land Surveyor 1486, dated 02/08/2023.

Being a portion of the same property conveyed to Church Street East Development, LLC, a Tennessee limited liability company, from Mary Kathryn Santisteban, Lisa Ann McCord, Lawrence Paul Laughlin, Jr., and David Lawrence Laughlin, in their capacity as successor co-trustees of the Betty J. Laughlin Revocable Trust Agreement Dated March 29, 2008, by Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20160502-0042851.

THE ABOVE-DESCRIBED PROPERTY IS FURTHER ILLUSTRATED ON THE FOLLOWING PAGE, and is to be consolidated with Parcel 2 described immediately below.

Parcel 2:

231 Jones Parkway (171070B00900CO), Brentwood, TN 37027

BEING land in Davidson County, Tennessee and being Lot No. 209 on the Final Plan of Annandale, Phase I, of record in Instrument No. 20051209-0148093, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Douglas A. Brace, Trustee under the Trust Agreement dated June 15, 2012 from William C. Kimbro and Connie B. Kimbro, husband and wife, by Quitclaim Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20130724-0076565.