Karen Johnson Davidson County
Batch# 986383 DEEDQC
03/29/2023 11:33:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230329-0022854

QUITCLAIM DEED

(Consolidation of Tracts)

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-483

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
407 West Trinity Partners	Same as owner	071-01-0-193.00
(NAME)	(NAME)	071-05-0-017.00
7110 Peach Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WHEREAS, **407 West Trinity Partners, a Tennessee general partnership,** (the "**Grantor**"), owns two tracts of land in Davidson County, Tennessee, as more particularly described on Exhibit A, attached hereto and incorporated herein by reference;

WHEREAS, the two tracts described on Exhibit A, attached hereto are contiguous and Grantor desires to combine both tracts into a single tract and set forth a new description for the combined tracts;

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE FOREGOING, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, by these presents does hereby quitclaim, transfer and convey to **407 West Trinity Partners, a Tennessee general partnership** , (the "**Grantees**"), its successors and assigns, all of its right, title, and interest in that certain property (the "**Property**") in Davidson County, Tennessee, described on Exhibit A attached hereto, which are hereby combined and, as combined, are more particularly described on Exhibit B attached hereto and incorporated heren.

This is improved property located at 407 West Trinity Lane, Nashville, TN 37207 and unimproved property located at 411 West Trinity Lane, Nashville, TN 37207.

The pupose of this Deed is to combine and consolidate the two contiguous parcels of land described on Exhibit A into a single parcel.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the ___ day of March , 2022.

GRANTOR:

407 West Trinity Partners,
a Tennessee general partnership

By: Freiberg Properties, GP, its Managing Partner

By: Craig Freiberg
Craig Freiberg, Managing Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Craig Freiberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Managing Partner of Freiberg Properties, GP, the Managing Partner of 407 West Trinity Partners, a Tennessee general partnership, the within named bargainor, and that he, being duly authorized, executed the foregoing instrument for the purposes therein contained on behalf of said partnership.

WITNESS my hand, at office, this 29 day of March, 2023.

Notary Public

My Commission Expires: 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

EXHIBIT A

DESCRIPTION OF THE TRACTS TO BE COMBINED

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 1, Final Subdivision Plat of 411 W. Trinity Lane, of record in Instrument No. 20211210-0164018, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 407 West Trinity Partners, a Tennessee general partnership, from 4021 CP GP, by by Warranty Deed dated August 23, 2022, of record as Instrument No. 20220825-0096227, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in the 5th Civil District of Metropolitan Nashville and Davidson County, Tennessee, as described by survey of August 26, 1988, by Patrick S. Coode, Registered Land Surveyor of Tennessee, License No. 855, described as follows:

Beginning at an iron pin set by surveyor in the North margin of West Trinity Lane and with North margin of said Lane N. 77 deg. 46 minutes 06 seconds West 210.37 feet to an iron pin set by surveyor; thence 70.81 feet along a slight variation N. 77 deg. 20 minutes 46 seconds West to an iron pin set in margin of said Lane; thence N. 42 deg. 08 minutes 45 seconds East 478.49 feet to an iron pin set in a common boundary with Quarles, et al, see Book 4187, Page 306, Register's Office for Davidson County, Tennessee; thence S. 75 deg. 45 minutes 14 seconds E, 44.79 feet to an iron pin set by survey; thence S. 12 deg. 32 minutes 18 seconds West 413.94 feet to the Point of Beginning.

Included in the above description but expressly excluded herewith is that property conveyed to the Tennessee Department of Transportation by Warranty Deed of record in Book 10191, Page 799, in the Register's Office of Davidson County, Tennessee, dated September 6, 1996, and recorded on September 16, 1996.

Being the same property conveyed to 407 West Trinity Partners, a Tennessee general partnership, from Bill Munson and Sue Munson, husband and wife, by Warranty Deed dated December 22, 2022, of record in Instrument No. 20230104-0000657, Register's Office of Davidson County, Tennessee.

EXHIBIT B

CONSOLIDATED LEGAL DESCRIPTION OF THE PROPERTY

A tract of land in the 2nd Council District of Metropolitan Nashville, Davidson County, Tennessee being Parcel 17.00 on Davidson County Tax Map No. 71.05 AND Parcel 93.00 on Davidson County Tax Map No. 71.05, as described by survey dated December 21, 2022, by James G. Terry, Registered Land Surveyor of Tennessee, License No. 2287, being more particularly described as follows:

Beginning at an iron rod (found) in the Northerly margin of West Trinity Lane (90' public right-of-way) at the Southwesterly property corner of Lot 2 as shown on the Final Plat of Minor Revision of Lot 4, 5, 6 - Fourth Addition Trinity Hills Village - Sec. 1, as of record in Instrument No. 20200812-0089754 Register's Offlce, Davidson County (R.O.D.C.), Tennessee. Said iron rod also being the Southeasterly property corner of the herein described tract; thence,

1. With the Northerly margin of West Trinity Lane, North 74 degrees 46 minutes, 28 seconds West, 210.36 feet to an iron rod (set); thence,

2. North 74 degrees 20 minutes 30 seconds West, 68.47 feet to a iron rod (found) at the Southeasterly property corner of Lot 1 as shown on the Final Plat of Trinity Monticello Homes N.A. - Final Subdivision Plat - 411 W Trinity Lane, as of record in Instrument No. 20211210-0164018 R.O.D.C., Tennessee; thence,

3. Continuing with the Northerly margin of West Trinity Lane, North 71 degrees 56 minutes, 46 seconds West, 136.81 feet to an iron rod (found) at the Southeasterly property corner of Lot 1 as shown on the Final Plat of Trinity Lane Retail Partners Subdivision, 1st Revision, of record as Instrument No. 20121003-0090663, R.O.D.C., Tennessee; thence

4. Leaving margin of West Trinity Lane, with the eastern boundary of said Lot 1, Trinity Lane Retail Partners Subdivision, North 42 degrees 51 minutes, 11 seconds East, 403.38 feet to an iron rod (found) at the Northeasterly property corner of Lot 1, Trinity Lane Retail Partners Subdivision; thence

5. With the northern boundary of said Lot 1, Trinity Lane Retail Partners Subdivision, North 45 degrees 13 minutes, 06 seconds West, 147.63 feet to an iron rod (found) at the Northwesterly property corner of Lot 1, Trinity Lane Retail Partners Subdivision; thence

6. North 43 degrees 20 minutes, 12 seconds East, 295.55 feet to an iron rod (found) at the Southwesterly property corner of Lot 5, as shown on the Final Plat of Trinity Monticello Homes N.A. - Final Subdivision Plat - 411 W Trinity Lane, as of record in Instrument No. 20211210-0164018 R.O.D.C., Tennessee; thence

7. With the southern boundary of said Lot 5, Trinity Monticello Homes N.A. and continuing along Lot 4, Lot 3 and Lot 2, Trinity Monticello Homes N.A., South 39 degrees 44 minutes, 40 seconds East, 271.70 feet to an iron rod (found) at the Southeasterly property corner of Lot 2, Trinity Monticello Homes N.A.; thence

8. With the western boundary of a tract of land Conveyed to Hyun Bo Sim as of record in 20150819-0083662 R.O.D.C., Tennessee, South 42 degrees 52 minutes, 16 seconds West, 165.18 feet to an iron rod (set) at the Southwesterly property corner of said Hyun Bo Sim property; thence,

9. With the Southerly property line of said Hyun Bo Sim property, South 73 degrees 18 minutes 42 seconds East, 70.24 feet to an iron pipe (found) at the Northwesterly property corner the aforesaid Lot 2, Final Plat of Minor Revision of Lot 4, 5, 6 - Fourth Addition Trinity Hills Village - Sec. 1; thence,

10. Leaving said Hyun Bo Sim Southerly property line, with the Westerly property line of said Lot 2, South 15 degrees 00 minutes 17 seconds West, 394.09 feet to the Point of Beginning, and nd containing 4.41 acres more or less

Said Property being comprised of the property conveyed to 407 West Trinity Partners, a Tennessee general partnership, from (i) 4021 CP GP, by by Warranty Deed dated August 23, 2022, of record as Instrument No. 20220825-0096227, Register's Office for Davidson County, Tennessee, and (ii) Bill Munson and Sue Munson, husband and wife, by Warranty Deed dated December 22, 2022, of record in Instrument No. 20230104-0000657, Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Matthew Noggle, do hereby make oath that I am a licensed attorney and/or the 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 March 29, 2023.

Signature
Date: March 29, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 29th day of March, 2023 personally appeared before me, a notary public for the State aforesaid, Matthew Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025