Karen Johnson Davidson County
Batch# 1007970 DEEDQC
05/26/2023 08 30 40 AM 3 pgs
Fees $17 00 Taxes $0 00
20230526-0039714

This instrument was prepared by:

Beck and Beck, PLLC
Attorneys at Law
4205 Gallatin Rd.
Nashville, TN 37216

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 1.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of May, 2023

NOTARY PUBLIC

My Comm Expires: 3/3/2026

Address New Owner as follows:
Unlimited Windows Company
315 Bridgeway Ave.
Old Hickory, TN 37138

Send Tax Bills to:
Same as Owner

Map-Parcel Numbers:
044-05-0-249.00 &
044-05-0-250.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Ted Tolen and Ann Tolen**, for and in consideration of the sum of One and No/100 Dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and does hereby [convey,] remise, release, and forever quitclaim unto a Tennessee Corporate Entity, **Unlimited Windows Company**, any claim or interest in the property described below. Title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, being Map and Parcel No(s) 044-05-0-250.00 & 044-05-0-250.00, to wit, described as follows:

Tract 1:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 52 on a Map of a part of Rayon City, Old Hickory, Tennessee, of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee; and being more particularly described as follows, according to a survey done on April 24, 2020 by Surveyor Clint T. Elliot, TN RLS #2347:

Commencing at the intersection of the northerly right-of-way line of Bridgeway Avenue, 60 feet in width; Thence a curve to the right having a radius of 1460.91 feet, a curve length of 49.40 feet and a chord bearing and distance of North 54 deg 06 min 31 sec East, 49.40 feet to a corner common with Lots 52 and 53 on the aforesaid map of a part of Rayon City, being the true point of beginning for this tract; Thence leaving the northerly right-of-way line of Bridgeway Avenue with the easterly line of Lot 53, North 13 deg 46 min 06 sec West, 150.39 feet to the southersly line of aforesaid Lot 58 North56 deg 51 min 03 sec East, 143.32 feet to the northerly right-of-way line of Bridgeway Avenue; Thence with with northerly right-of-way of Bridgeway Avenue along a curve to the left, having a radius of 1460.91 feet, a curve length of 51.90 feet and a chord bearing and distance of South 56 deg 05 min 42

sec West, 51.89 feet to the point of beginning; containing 5,536 square feet or 0.127 acres more or less.

Being the same property conveyed to Ann and Ted Tolen by HC Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed, of record as instrument No. 20220622-0071454.

Tract 2:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 53 Map of a part of Rayon City, Old Hickory, Tennessee of Record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee; and being more particularly described as follows, according to a survey done on April 24, 2020 by Surveyor Clint T. Eliot, TN RLS #2347:

Beginning at the intersection of the northerly right-of-way line of Bridgeway Avenue, width varies, and the easterly right of way line of Ensley Avenue, 60 feet in width; Thence with the Easterly right-of-way line of Ensley Avenue for the following calls: North 4 degrees 35 Minutes 44 seconds West, 140.23 feet, with a curve to the right having a radius of 443.90 feet, a curve length of 24.36 feet and a chord bearing and distance of North 3 degree 01 minutes 25 seconds West, 24.35 feet to an iron rod set at a corder common with Lot 58 on said Map of a part of Rayon City; Thence leaving the easterly right-of-way line of Ensley Avenue with the southerly line of aforesaid Lot 58, North 56 degree 51 minutes 03 seconds East, 20.00 feet to a corner common with Lot 52 on Map of a part of Rayon City; Thence with the westerly line of Lot 52, South 13 degree 46 minute 06 seconds East, 150.39 feet to the northerly right-of-way line of Bridgeway avenue; Thence with the northerly right-of-way line of Bridgeway Avenue, along a curve to the right having a radius of 1460.91 feet, a curve length of 49.60 feet and a chord bearing and distance of South 54 degree 06 minutes 31 seconds West, 49.40 feet to the point of beginning; containing 4,926 square feet or 0.113 acres more or less.

Being the same property conveyed to Ann and Ted Tolen by HC Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed, of record as intrument No. 20220622-0071454.

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey; but strictly by documents provided by the parties involved.

WITNESS my hand this 23 day of May, 2023.

Ann Tolen

Ted Tolen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Amanda Pedigo a Notary Public, in and for said County and State, Tennessee the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 23 day of May, 2023

Amanda Pedigo
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/3/2026

AMANDA PEDIGO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Amanda Pedigo
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/3/2024

AMANDA PEDIGO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY