Karen Johnson Davidson County
Batch# 1015633 DEEDQC
06/15/2023 03:36:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230615-0045878

This Instrument Prepared By:
C. Palmer Pillans
2015 Gladstone Avenue
Nashville, Tennessee 37211

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
v3 Central Pike	v3 Central Pike	086 00 0 144.00
2015 Gladstone Avenue	2015 Gladstone Avenue	086 00 0 145.00
Nashville, Tennessee 37211	Nashville, Tennessee 37211	086 00 0 146.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Guerrier Development, LLC**, a Tennessee limited liability company ("Grantor") does hereby quitclaim and convey unto **v3 Central Pike**, a Tennessee general partnership, its successors and assigns ("Grantee"), all of its rights title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee as described on Exhibit A, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be effective as of the 14 day of June, 2023.

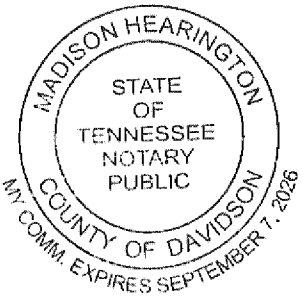
GUERRIER DEVELOPMENT, LLC

By: _____
DeLisa Guerrier, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, DeLisa Guerrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager of **Guerrier Development, LLC**, a Tennessee limited liability company, the within named bargainor, and that she as such Manager, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing her name as Manager of the limited liability company.

Witness my hand, at office, this 14 day of June, 2023.



Madison Hearington
Notary Public

My commission expires: 9/7/26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00 and no other monetary consideration.

AFFIANT

Subscribed and sworn to before me, this 14 day of June, 2023.

Madison Hearington
NOTARY PUBLIC

My Commission Expires:
9/7/26



EXHIBIT A
PROPERTY DESCRIPTION

Tract 1 (086 00 0 144.00)

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by J.R. Wauford and Company, Engineers, March 15, 1967, as follows:

BEGINNING at an iron pin in the southerly right-of-way of Central Pike, said point being 40.00 feet west from a corner fence post, said post being the northeast corner of the A.L. Windle property; thence from said point of beginning and leaving the above mentioned right-of-way North 87 deg. 33' West 203.60 feet to an iron pin, said point being the northwest corner of the A.L. Windle property, thence North 66 deg. 33' West 174.26 feet to an iron pin at a stone retaining wall; thence with the north side of said wall North 75 deg. 40' West 71.71 feet to an iron pin at said wall's intersection with an existing fence; thence with said fence North 4 deg. 32' West 115.19 feet to an iron pin in the southerly right-of-way of Central Pike; thence with said right-of-way the following calls: South 71 deg. 26' East 42.00 feet to an iron pin; thence South 71 deg. 56' East 50.00 feet to an iron pin; South 70 deg. 40' East 50.00 feet to an iron pin; thence South 68 deg. 07' East 50.00 feet to an iron pin; thence South 66 deg. 07' East 50.00 feet to an iron pin; thence South 64 deg. 38' East 50.00 feet to an iron pin; thence South 62 deg. 04' East 50.00 feet to an iron pin; thence South 59 deg. 50' East 50.00 feet to an iron pin; thence South 57 deg. 06' East 50.00 feet to an iron pin; thence South 54 deg. 25' East 50.00 feet to an iron pin being the point of beginning, and containing 0.889 acres, more or less.

Tract 2 (086 00 0 145.00)

LAND in the Fourth Civil District of Davidson County, Tennessee, bounded as follows:

BEGINNING at J.D. Heflin's northeast corner at a post; thence running in an easterly direction with the property line of NC and St. Louis Railroad 131 feet to a post; thence in a southerly direction 132 feet to a corner post; thence southwest 92 feet to a stake; thence northwest 58 feet, 10 inches to a stake in J.D. Heflin's East line; thence north with said Heflin's East line 200 feet, 8 inches to the end containing one half acre, more or less.

Tract 3 (086 00 0 146.00)

Land in Davidson County, Tennessee, identified as Parcel 146 on Tax Map 86, Tax Assessor's Office for Davidson County, Tennessee. Subject property is bound on the northeast by Parcel 144, said Map 86, being part of the property conveyed to JWC Properties by Deed of record in Book 7297, Page 719, Register's Office of Davidson County, Tennessee; bound on the east by

Parcel 145 on said Map 86, being the property conveyed to JWC Properties by Deed of record in Book 10351, Page 849, Register's Office for Davidson County, Tennessee; bound on the south by Parcel 277 on said Map 86, being part of the property conveyed to JWC Properties by Deed of record in Book 7297, Page 719, Register's Office of Davidson County, Tennessee; and bound on the west by Parcel 124 on said Map 86, being the property conveyed to Lambert Brothers by Deed of record in Book 136, Page 559, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Guerrier Development, LLC, a Tennessee limited liability company, by Warranty Deed dated December 1, 2021 from the Wood-Swancey-Hardison, LLC, a Tennessee limited liability company, of record in Instrument No. 20211209-0163024 , Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, C. Palmer Pillans, 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 June 14, 2023 (date of document).

Affiant Signature

June 14, 2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/7/26

NOTARY'S SEAL

