Karen Johnson Davidson County
Batch# 1016415 DEEDQC
06/20/2023 08:06:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20230620-0046326

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36746-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Whitsett Partners LLC 2610 Westwood Drive Nashville, TN 372104	New Owner	11910003800

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **William Francis Snyder and Steven Douglas Emery** (hereinafter collectively referred to as the "**Grantors**"), by these presents do transfer, convey and quitclaim unto **Whitsett Partners LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), their successors and assigns, all of Grantors' interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Grantors for the purpose of establishing title to the Real Estate in the Grantee entity.

IN WITNESS WHEREOF, this instrument has been executed this 15 day of June, 2023.

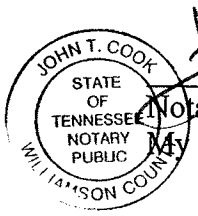
William Francis Snyder

Steven Douglas Emery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Francis Snyder, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 15 day of June, 2023.

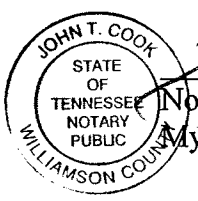


Notary Public
My Commission Expires: 12/16/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven Douglas Emery, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 15 day of June, 2023.



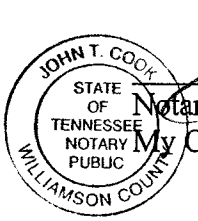
Notary Public
My Commission Expires: 12/16/24

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 15 day of June, 2023.



Notary Public
My Commission Expires: 12/16/24

EXHIBIT A
Legal Description

PARCEL I

Being a portion of land situated in the 16th Council District of Davidson County, Tennessee, and being more particularly described as follows:

Commencing at the approximate intersection of Whitsett Road and Sterling Boone Drive, in a westerly direction 151.7+/- feet to a 5/8" iron rod found, by Hart Freeland Roberts, at the northerly corner of William Francis Snyder & Steven Douglas Emery, of record in Instrument Number 20220330-0036832, in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), on the existing southerly margin of Whitsett Road, at approximate Tennessee state plane coordinate location of N: 649,334.50, E: 1,750,056.50, and being the POINT OF BEGINNING of herein described land;

Thence, with the proposed new margin of Whitsett Road, South 79°52'57" East, a distance of 299.65 feet to a 5/8" iron rod found, having no cap; Thence, with the existing margin of Whitsett Road for the next three (3) calls: South 82°09'41" West, a distance of 73.54 feet to a leaning 5/8" iron rod found, having no cap; Thence, South 84°05'34" West, a distance of 32.85 feet to a disturbed 5/8" iron rod found, having no cap; Thence, North 70°46'48" West, a distance of 200.64 feet to the POINT OF BEGINNING of herein described land, having an area of 4,796.42 square feet or 0.11 acres more or less.

This description was taken form a Boundary & Topographic, by Dale and Associates under project number 21179, dated February 9, 2022, and the legal description was written by Steven C. Matthews, Tennessee Registered land Surveyor Number 2352, on May 27, 2022;

Title to Parcel I was established in William Francis Snyder, a single man and Steven Douglas Emery, a married man as the owners of property adjoining public right of way previously held by the Metropolitan Government of Nashville and Davidson County, Tennessee and abandoned by said Metropolitan Government by Ordinance No. BL2022-1455 on October 18, 2022.

PARCEL II

Tract 1

Commencing at an iron rod situated in the northerly margin of St. Edwards Drive, said point also being the southwest corner of William A. and Joann King property, of record in Book 4688, Page 268, Register's Office for Davidson County, Tennessee; Thence, leaving said road, N 05 deg. 25' 24" E, a distance of 196.75 feet to the POINT OF BEGINNING of the herein described tract of land; Thence, N 05 deg. 25' 24" E, a distance of 83.57 feet to an iron rod; Thence, S 36 deg. 34' 26" E, a distance of 189.05 feet to an iron rod; Thence, N 60 deg. 20' 45" W, a distance of 138.71 feet to the POINT OF BEGINNING and containing 5,285.363 square feet or 0.121 acres of land, more or less.

Tract 2

Beginning at an iron rod situated in the southerly margin of Whitsett Road, said point also being the northeast corner of the James L. Parris et al. property of record in Book 9997, Page 575, Register's Office for Davidson County, Tennessee; Thence, along said road, along a curve to the right, having a central angle of 07 deg. 31' 07", a radius of 919.93 feet, a tangent of 60.45 feet, a length of 120.72 feet and having a

chord which bears S 88 deg. 48' 01" E, a distance of 120.63 feet to an iron rod; Thence, along said road, S 70 deg. 15' 52" E, a distance of 201.31 feet to an iron rod; Thence, along said road, N 83 deg. 12' 48" E, a distance of 32.22 feet to an iron rod; Thence, leaving said road, S 32 deg. 13' 07" E, a distance of 238.73 feet to an iron rod; Thence, S 57 deg. 52' 34" W, a distance of 103.30 feet to an iron rod; Thence, S 83 deg. 54' 36" W, a distance of 62.15 feet to an iron rod; Thence, N 58 deg. 18' 42" W, a distance of 31.57 feet to an iron rod; Thence, N 36 deg. 34' 26" W, a distance of 189.05 feet to an iron rod; Thence, N 42 deg. 27' 38" W, a distance of 108.35 feet to an iron rod; Thence, N 52 deg. 41' 38" W, a distance of 135.05 feet to the POINT OF BEGINNING and containing 64,390.613 square feet or 1.478 acres of land, more or less.

Tract 3

Beginning at an iron rod situated in the southerly margin of Whitsett Road, said point also being the northeast corner of the William A. King and Joann King property, of record in Book 4709, Page 852, Register's Office for Davidson County, Tennessee; Thence, along said road, N 82 deg. 59' 09" E, a distance of 73.76 feet to an iron rod; Thence, along said road, S 79 deg. 52' 13" E, a distance of 94.73 feet to a point; Thence, leaving said road, S 13 deg. 20' 39" W, a distance of 153.86 feet to a point; Thence, S 04 deg. 41' 57" W, a distance of 44.76 feet to an iron rod; Thence, N 32 deg. 13' 07" W, a distance of 238.73 feet to the POINT OF BEGINNING and containing 16,834.443 square feet or 0.386 acres of land, more or less.

Parcel II (including Tracts 1, 2, and 3) being all of the same property conveyed to William Francis Snyder, a single man, and Steven Douglas Emery, a married man, by Warranty Deed dated March 22, 2022 from B & E Irrigation and Landscaping, LLC, a Tennessee limited liability company, recorded on March 30, 2022 in Instrument No. 20220330-0036832, Register's Office for Davidson County, Tennessee.

Included in the foregoing description of Parcel II, but excluded from the proposed conveyance, is that portion of Parcel II conveyed to Whitsett Investors LLC, a Tennessee limited liability company by Warranty Deed dated May 11, 2022 from William F. Snyder (also known as "Buck" Snyder) and Steven D. Emery, of record in Instrument No. 20220513-0055442, at the Register's Office for Davidson County, Tennessee, described as follows, to wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an existing iron rod, in the southerly right-of-way line of Whitsett Road, at a corner common with Lot 1 of Section 5, Whitsett Park, as of record in Plat Book 6250, Page 342, at the Register's Office for Davidson County, Tennessee, also being the property of Parris Printing Building Partners, et al., as of record in Instrument No. 20021217-0155766, Register's Office for Davidson County, Tennessee;

Thence, leaving the southerly right-of-way line of Whitsett Road, with the easterly property line of said Lot 1, South 53 deg 12 min 40 sec East, 108.09 feet to the TRUE POINT OF BEGINNING;

Thence, with a line through the property of William Francis Snyder and Steven Douglas Emery, as of record in Instrument No. 20220330-0036832, Register's Office for Davidson County, Tennessee for the following two calls:

1) South 85 deg 08 min 59 sec East, 83.00 feet to a point; 2) South 04 deg 51 min 01 sec West, 68.72 feet to a point in the easterly property line of said Lot 1;

Thence, with the easterly property line of said Lot 1, North 42 deg 58 min 40 sec West, 81.11 feet to an existing iron rod;

Thence, North 53 deg 12 min 40 sec West, 26.96 feet to the POINT OF BEGINNING. Containing 2,657 square feet or 0.061 acres more or less.

Parcel I and Parcel II being all of the same property conveyed to William Francis Snyder, unmarried, as to an undivided 50% interest and Steven Douglas Emery, a married man, as to an undivided 50% interest, as tenants-in-common, by Quitclaim Deed (to Combine Parcels) dated November 29, 2022, from William Francis Snyder, unmarried, and Steven Douglas Emery, a married man, recorded December 2, 2022 in Instrument No. 20221202-0126248, Register's Office for Davidson County, Tennessee.

William Francis Snyder being one and the same person as William F. Snyder (also known as "Buck" Snyder). Steven Douglas Emery being one and the same person as Steven D. Emery.

The foregoing being more particularly described by ALTA/NSPS Land Title Survey of 145 Whitsett Road by Dale & Associates, Steven C. Matthews, TN R.L.S.# 2352 dated June 7, 2023, last revised June 15, 2023 as Project #21179, as follows:

Being land situated in the 16th Council District of Davidson County, Tennessee, and is more particularly described as follows;

Commencing at the approximate intersection of Whitsett Road and Sterling Boone Drive, in a easterly direction 250.7+/- feet to a 5/8" iron rod found, by Hart Freeland Roberts, at the northwest corner of Woodbine English Congregation of Jehovah's Witnesses Trustees, of record in Instrument Number 20090306-0020236, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), on the existing southerly margin of Whitsett Road, at approximate Tennessee state plane coordinate location of, N:649,266.25, E:1,750,445.06, and being the point of beginning of herein described land;

thence leaving the margin with said line, South 12°50'58" West, a distance of 153.86 feet to a 5/8" rod set, by Dale and Associates, having a pink cap;

thence, South 04°12'16" West, a distance of 44.93 feet to a 5/8" iron rod found, by Hart Freeland Roberts, at the northeast corner of lot number 11 on Plan of Nolensville Heights Subdivision, of record in plat book 2083, page 80, R.O.D.C., TN;

thence with said line, South 57°13'22" West, a distance of 46.25 feet to a 1/2" iron rod found, having no cap, at the northeast corner of lot 12;
with the northerly line of lot 12 for the next three (3) calls
thence, South 57°25'08" West, a distance of 57.05 feet to a leaning, 1/2" iron rod found, having no cap;
thence, South 83°14'33" West, a distance of 62.28 feet to a leaning, 1/2" iron rod found, having no cap;
thence, North 58°18'54" West, a distance of 31.78 feet to a 1/2" iron rod found, having no cap at the northeast corner of lot 1 on Plan of Final Plat of William King Property, of record in instrument number 20170504-0044494, R.O.D.C., TN;

thence with said line, North 60°49'46" West, a distance of 138.19 feet to a 5/8" iron rod found, having no cap, on the easterly line of lot 1 on the Plan of, Section 5, Whitsett Park, of record in plat book 6250, page 342, R.O.D.C., TN,

thence with said line, North 04°44'27" East, a distance of 83.57 feet to a mag nail found;
thence continuing with said line, North 42°59'19" West, a distance of 27.26 feet to a 5/8" rod set, by Dale and Associates, having a pink cap;
thence, North 04°51'14" East, a distance of 68.69 feet to a 5/8" rod set, by Dale and Associates, having a pink cap;
thence, North 85°08'46" West, a distance of 83.00 feet to a 5/8" rod set, by Dale and Associates, having a pink cap;
thence, North 53°12'28" West, a distance of 108.00 feet to a 1/2" iron rod found, having no cap, on the southerly margin of Whitsett Road;

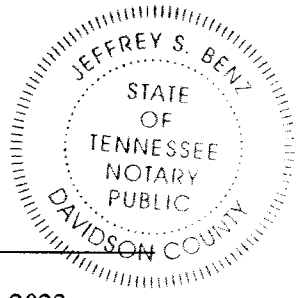
with the existing southerly margin of Whitsett Road for the next three (3) calls;
thence with a curve turning to the right with an arc length of 120.61 feet, with a radius of 919.93 feet, with a chord bearing of South 89°23'55" East, with a chord length of 120.52 feet to a 5/8" iron rod found, by Hart Freeland Roberts;
thence, South 79°52'57" East, a distance of 299.65 feet to a 1/2" iron rod found, having no cap;
thence, South 80°31'33" East, a distance of 94.86 feet to the point of beginning of herein described land, having an area of 88626.80 square feet or 2.03 acres more or less.

I, Mike Boyd, do hereby make oath that I am a licensed attorney and 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 16, 2023.

Mike Boyd, Esq.
Date: June 16, 2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this June 16, 2023.



Notary Public
My commission expires: July 3, 2023