THIS INSTRUMENT PREPARED BY:

WILLIAM TIMOTHY HILL
214 2nd AVENUE NORTH
SUITE 205
NASHVILLE, TN 37201

Karen Johnson Davidson County
Batch# 1017841 DEEDQC
06/22/2023 01 39 39 PM 5 pgs
Fees $27 00 Taxes $0 00

20230622-0047559

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Affiant

SUBSCRIBED AND SWORN to before me this 18th day of June, 2023.

Notary Public

My Commission Expires: 1/8/24

JO ANN ATWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 8, 2024

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
French Landing Investors, a Tennessee general partnership P O. Box 426 Joelton, TN 37080	Same	060 00 0 113.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00), **2816 DICKERSON, LLC, a Tennessee limited liability company** Grantor, by these presents do hereby quitclaim and convey unto, Grantee, **FRENCH LANDING INVESTORS, a Tennessee general partnership,** a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Exhibit – Legal Description

THIS CONVEYANCE IS SUBJECT TO:

See Exhibit B – Exceptions

Signature on Following Page

IN WITNESS WHEREOF, I have hereunto set my hand this the 18th day of May, 2023

2816 DICKERSON, LLC
A Tennessee limited liability company

By: _____
Jeremy Paradise, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of May, 2023, before me, personally appeared Jeremy Paradise, sole member of 2816 Dickerson, LLC, a Tennessee limited liability company, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

JO ANN ATWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 8, 2024

_____
NOTARY PUBLIC

My Commission Expires:
1/8/24

EXHIBIT A

Legal Description

Beginning at a capped iron rod set (Campbell TN #1682) in the west margin of Dickerson Pike and 60 feet from the centerline of same, the northeast corner of the Zewdu Wordoffa property instrument No. 20050105-001519, R.O.C.C., thence leaving said Dickerson Pike and along the north boundary of said Zewdu Wordoffa property North 88 degrees, 32 minutes, 43 seconds West 294.96 feet to a capped iron rod set (Campbell TN #1682) at the northwest corner of said Zewdu Wordoffa property, thence along the west boundary of same South 13 degrees, 42 minutes, 30 seconds West 115.00 feet to a capped iron rod found (Ragen & Smith Associates) in the north margin of a lane having a width of 10 feet established by plat "Subdivision of the Len K. Hart Property" of record in Book 421, Page 16, R.O.C.C., thence along said lane North 88 degrees, 32 minutes, 19 seconds West 1061.98 feet to a capped iron rod set (Campbell TN #1682) at the southeast corner of the Stadium Properties Company, Ltd. property Instrument No. 00011461-0000048, R.O.D.C., thence along the east boundary of said Stadium Properties North 01 degrees, 27 minutes, 41 seconds East 182.76 feet to a capped iron rod set (Campbell TN #1682) in the south boundary of the Donald R. Shaw property Instrument No. 00006592-0000225, R.O.D.C., thence along the south boundary of said Shaw in part and the Paul David Hussey property Instrument No. 00008626-0000954, R.O.D.C., South 88 degrees, 30 minutes, 00 seconds East 1396.29 feet to a capped iron rod found (Ragen & Smith Associates) in the west margin of the aforementioned Dickerson Pike, thence along said Dickerson Pike South 13 degrees, 37 minutes, 19 seconds West 70.99 feet to the POINT OF BEGINNING containing 5.00 Acres more or less.

Ingress/Egress Easement

An easement for the purpose of ingress and egress having a width of 75 feet, the perimeter of said easement area being described as follows:

Commence at a capped iron rod set (Campbell TN #1682) in the west margin of Dickerson Pike and 60 feet from the centerline of same, the northeast corner of the Zewdu Wordoffa property Instrument No. 20050105-001519, R.O.D.C., thence leaving said Dickerson Pike and along the north boundary of said Zewdu Wordoffa property North 88 degrees, 32 minutes, 43 seconds West 295.96 feet to a capped iron rod set (Campbell TN #1682) at the northwest corner of said Zewdu Wordoffa property, thence along the west boundary of same South 13 degrees, 42 minutes, 30 seconds West 115.00 feet to a capped iron rod found (Ragen & Smith Associates) in the north margin of a lane having a width of 10 feet established by plat "Subdivision of the Len K. Hart Property" of record in Book 421, Page 16, R.O.D.C., thence along said lane North 88 degrees, 32 minutes, 19 seconds West 813.48 feet to a capped iron rod set (Campbell TN #1682), the POINT OF BEGINNING of the easement area herein described, thence continuing along said lane North 88 degrees, 32 minutes, 19 seconds West 248.50 feet to a capped iron rod set (Campbell TN #1682) at the southeast corner of the Stadium Properties Company, Ltd., property Instrument No. 00011461-0000048, R.O.D.C., thence along the west boundary of said Stadium Properties {00156318.1} 21 North 01 degrees, 27 minutes, 41 seconds East 75.00 £ijet, thence leaving said Stadium Properties South 88 degrees, 32 minutes, 19 seconds East 248.50 feet, thence South 01 degrees, 27 minutes, 41 seconds West 75.00 feet to the POINT OF BEGINNING containing 18,638 Square Feet, 0.43 Acres more or less.

Prepared from a survey dated May 4, 2006, as last revised on June 28, 2006, prepared by James E. Campbell, II, R.L.S. No. 1682 with J.E. Campbell & Associates and also known as Job No. G1-055.

Being the same property conveyed to 2816 Dickerson, LLC, a Tennessee limited liability company, by Receiver's Deed from Robert H. Waldschmidt, Receiver for Tennessee Office Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20150707-0065810, dated July 7, 2015, Register's Office for Davidson County, Tennessee.

The above-referenced Grantor has since been dissolved and executes this deed for the purpose of conveying title to property held at the time of said dissolution, for the purpose of winding up said company.

EXHIBIT B

Exceptions

This Conveyance is subject any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of way for public utilities that appear in the appropriate public records, if any, as well as to the matters set forth below:

1. Taxes for the year 2023, a lien due and payable, but not delinquent.