THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills, Suite 130
Nashville, TN 37215

No title search was performed in preparation of the Quit Claim Deed

Karen Johnson Davidson County
Batch# 1022226 DEEDQC
07/03/2023 10:58:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20230703-0050679

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.

Affiant

Subscribed and sworn to before me, this 29th day of June, 2023.

Notary Public

My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Smotherman Brothers LLC 4705 Alabama Avenue Nashville, TN 37209	New Owner	091-09-0-272.00 091-09-0-244.00 091-09-0-271.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **5915 Robertson, LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Smotherman Brothers, LLC, a Tennessee limited liability company**, its successors and assigns all of their rights, title and interest in the portion of the real property located in the County of Davison, State of Tennessee, and more particularly described as follows:

Tract 1: Map & Parcel 091-09-0-272.00

Deal Avenue
50 X 20 X IR
.01 Acres
PT Lot 49 Nail Sub of Cockrill

Being the same property conveyed to 5915 Robertson, LLC, a Tennessee Limited Liability Company from Magi Group, LLC, a Tennessee Limited Liability Company, dated October 12, 2018 and recorded October 15, 2018 and of record in Instrument No. 20181015-0101842, as corrected by Scrivener's Affidavit of record in Instrument No. 20190718-0070418 Register's Office of Davidson County, Tennessee.

Tract 2: Map & Parcel 091-09-0-244.00

Deal Avenue
50 X 41 X IR
.03 Acres
PT Lot 48 Nail Sub of Cockrill

Being the same property conveyed to 5915 Robertson, LLC, a Tennessee Limited Liability Company from Magi Group, LLC, a Tennessee Limited Liability Company, dated October 12, 2018 and recorded October 15, 2018 and of record in Instrument No. 20181015-0101842, as corrected by Scrivener's Affidavit of record in Instrument No. 20190718-0070418 Register's Office of Davidson County, Tennessee.

Tract 3: Map & Parcel 091-09-0-271.00

Land in Davidson County, Tennessee being the rear portion of the Easterly 50 feet of Lot No. 48 on the Plan of T.M. Nall's Subdivision of Lots 18, 19, and 20, Cockrill Farm, as of record in Book 421, Page 63, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the Easterly line of said Lot No. 48, said point being 177 feet from the Northerly margin of Deal Avenue; running thence Northerly along the Easterly line of said Lot No. 48, 20.4 feet to the Northeasterly corner of said lot as shown on said plan; thence Westerly along the Southerly line of Lot No. 5 in said subdivision and the Northerly line of said Lot No. 48 a distance of 51 1/2 feet, more or less, to a point one-half distance from the Northeasterly and the Northwesterly corners of said Lot No. 48; thence Southerly and parallel to the Westerly line of said Lot No. 48 a distance of 30.6 feet, more or less, to a point 177 feet from the Northerly margin of Deal Avenue; thence at right angles and parallel to the Northerly margin of Deal Avenue 51 feet, more or less, to the Easterly line of said Lot No. 48, the point of beginning, this instrument conveying unto the said Hazel Lee Allen all of the easterly 50 feet, or half, of said Lot No. 48 beginning at a line 177 feet Northerly from the Northerly margin of Deal Avenue and extending back Northwardly to the rear line of the Easterly one-half of said Lot No. 48.

Being one of the properties conveyed to 5915 Robertson, LLC, a Tennessee Limited Liability Company from Roxie Crowell and husband, John Crowell, dated August 23, 2016, recorded August 24, 2016 and of record in Instrument No. 20160824-0088525, Register's Office of Davidson County, Tennessee.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions, and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June 2023.

5915 Robertson, LLC

R W Scott, II, Member

By: Richard W. Scott, II, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Richard W. Scott, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the authorized member (or other officer authorized to execute the instrument) of 5915 Robertson, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid.

Witness my hand and official seal at office, this 27th day of June 2023.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024