Karen Johnson Davidson County
Batch# 1032885 DEEDQC
08/01/2023 09:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230801-0059167

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 31555567

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
JMM Realty Partners, LLC 1370 Moran Road Franklin, TN 37069	Same	114-112

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Moran Road Strategic Realty, LLC, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto JMM Realty Partners, LLC, a Tennessee limited liability company, its successors and assigns, all of its right, title and interest in and to the property described as follows:

A tract of land in the 8th. Civil District according to a survey made by E. L. Miller, Jr. and Co. and being part of the J. T. McFarlin property of record in Book 1488, page 153, Register's Office, Davidson County, Tennessee.

Said tract fronts 202.9 feet along the southerly margin of Charlotte Pike and runs back 479.0 feet on the west side line and runs back 630.0 +- feet on the east side line and measures 172.8 feet on the rear.

Being the same property, an undivided fifty percent (50%) interest in which, was conveyed by deed recorded as Instrument #20220901-0098887, Register's Office for Davidson County, Tennessee.

This is improved property known as 7435 Charlotte Pike, Nashville, Tennessee.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 24th day of July, 2023.

MORAN ROAD STRATEGIC REALTY, LLC

By: James M McFarlin - Pres.
James M. McFarlin, President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, James M. McFarlin, President of Moran Road Strategic Realty, LLC, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and is authorized by the limited liability company to execute this instrument on its behalf.

WITNESS my hand and official this 24th day of July, 2023.

Notary Public

KEVIN A HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

My Commission Expires:
11-02-2026

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me this 24th 1st day of ~~March~~ ~~July~~ August, 2023.

Mackenzie L. Border
Notary Public

My Commission Expires: Nov. 6, 2024

35974871.2

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 6, 2024

Certificate of Authenticity

I, Lucretia Albert, 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 August 1, 2023.

Date

Lucretia Albert

Affiant Signature

08/01/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 01 day of August, 2023.

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

202308010059167