Karen Johnson Davidson County
Batch# 1033783 DEEDQC
08/02/2023 11:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230802-0059661

THIS INSTRUMENT PREPARED BY:
Stewart Title Company
216 Centerview Drive, #360
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
The Lux Development Group, LLC. 528A Donelson Pike Nashville, Tennessee 37214	NEW OWNER	087-00-0-005

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **THE WISE GROUP, INC., a Tennessee corporation,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and does hereby convey remise, release and forever quitclaim unto **THE LUX DEVELOPMENT GROUP, LLC, a Tennessee limited liability company**, all its interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land lying in the Fourth Civil District of Davidson County, Tennessee, more particularly described as follows:

A tract of land in the Fourth Civil District of Davidson County, being known as part of Lot No. 4 on the unrecorded Map of the Moses T. Brooks and, and described according to a copy of survey by Ralph W. C. Lambert, Surveyor, dated March 5, 1955, as follows:

Beginning at a point at a railroad spike in the center line of Old Lebanon Dirt Road, at its intersection with the center line of New Hope Road; thence with the center of Old Lebanon Dirt Road, as follows: South 20 degrees West 140 feet to an iron pin, and South 49 degrees 40 minutes West 340 feet to a spike; thence leaving said road South 4 degrees 30 minutes east 300 feet to an iron pin; thence North 87 degrees 15 minutes East 462 feet to a spike in the center line of New Hope Road; thence with the center line of same North 1 degree East 575 feet to the beginning of a turn in said read; thence continuing with said road, westwardly along a slight curve, 150 feet, more or less to the beginning, and containing 4.7 acres, more or less.

Being the same property conveyed to the Wise Group, Inc., a Tennessee corporation by Substitute Trustee's Deed from Gregory S. Gill, Substitute Trustee, dated 05/19/2011, of record in Instrument 20110523-0039461, as affected by Scrivener's Affidavit of record in Instrument 20110609-0044316, Register's Office for Davidson County, Tennessee.

This is unimproved property located at 840 Old Lebanon Dirt Road, Hermitage, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 31st day of July, 2023.

THE WISE GROUP, INC.
a Tennessee corporation

By: Alan R. Wise President
Name: **Alan R. Wise**
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Alan R. Wise, 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 President of The Wise Group, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this 31st day of July, 2023.

ALEXIS M. CANTRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Alexis M. Cantrell
NOTARY PUBLIC
My Commission Expires: 10/11/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Alexis M. Cantrell
Affiant

Sworn to and subscribed before me this the 31st day of July, 2023.

Lynn J. Babcock
Notary Public

LYNN J. BABCOCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires:
12-21-2024

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 2, 2023.

Affiant

Date: August 2, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 2nd day of August, 2023.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY