Karen Johnson Davidson County
Batch# 1039262 DEEDQC
08/16/2023 03 12 17 PM 3 pgs
Fees $17 00 Taxes $0 00
20230816-0063993

**THIS INSTRUMENT PREPARED BY:**
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

# QUITCLAIM DEED

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | PARCEL # |
|---|---|---|
| NOLAN McKENZIE PROPERTIES, LLC<br>6318 Cairo Bend Rd.<br>Lebanon, TN 37087 | SAME | 09409000900 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $10.00.

David A Carver
David A. Carver

SUBSCRIBED AND SWORN to before me by David A. Carver this 27 day of July, 2023.

WHITNEY L WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Whitney L Walker
Notary Public
My Commission Expires: July 9, 2024

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, VISCO PROPERTIES, LLC, a Colorado limited liability company, hereinafter "Grantor," does hereby quitclaim and by these presents do transfer and convey unto NOLAN McKENZIE PROPERTIES, LLC, a Tennessee limited liability company, its successors and assigns, hereinafter "Grantee," all of Grantor's right, title and interest in a

certain tract or parcel of real property located in Davidson County, Tennessee described on Exhibit "A" attached hereto and incorporated herein by reference ("Property").

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS its hand this 27 day of July, 2023.

VISCO PROPERTIES, LLC

By: David A Carver President
David A. Carver, President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me personally appeared DAVID A. CARVER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he is the president of VISCO PROPERTIES, LLC, a Colorado limited liability company and that he executed the within instrument on behalf of VISCO PROPERTIES, LLC as President for the purposes therein contained.

**WITNESS** my hand and official this 27 day of July, 2023.




Whitney L Walker
Notary Public
My Commission Expires: July 9, 2024

**EXHIBIT A**

Tract 1:

Being Lot No. 9 as shown on the Revised Plan of Visco Industrial Subdivision, Section One, of record in Plat Book 3700, page 21, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract 2:

Beginning at a point in the south margin of Visco Drive, said point being the northwest corner of Lot No. 9 in Visco Industrial Subdivision, Section One; thence South 4 degrees 58 minutes East 79.95 feet to a point on the centerline of the pairs of wood poles carrying electric transmission lines lying in an easement of record in Book 635, page 675, Register's Office of Davidson County, Tennessee; thence North 13 degrees 09 minutes West 79 feet, more or less along said power line centerline to a point in the southerly margin of Visco Drive (extended westerly); thence in an easterly direction along the south margin of Visco Drive (extended) 12 feet, more or less, to the point of beginning.

Being the same property conveyed to VISCO PROPERTIES, LLC, a Colorado limited liability company by Special Warranty Deed from VISCO PROPCO LLC, a Tennessee limited liability company of record in Instrument 20221214-0129580, Register's Office for Davidson County, Tennessee.