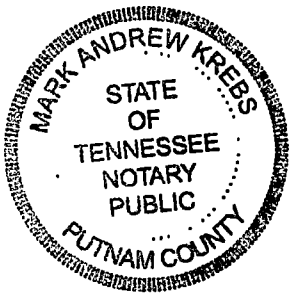
Karen Johnson Davidson County
Batch# 1060890 DEEDQC
10/16/2023 01 25 28 PM 5 pgs
Fees $27 00 Taxes $0 00
20231016-0081019

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVISON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 16 day of October ___, 2023.

Notary Public

My commission expires: 4/1/24

THIS INSTRUMENT PREPARED BY:

Kaalberg Giesecke, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Aaron R. Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Zero Ben Allen, LLC 625 West Main Street Nashville, Tennessee	New Owner	061-00-0-042.00

[This deed is prepared with information provided by the client and/or owner without the benefit of a title search and/or examination.]

FOR AND IN CONSIDERATION of the sum of $0.00, BEN ALLEN LAND PARTNERS, LLC, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto ZERO BEN ALLEN, LLC, a Tennessee limited liability company, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate.

See Exhibit A

This is unimproved property known as 0 Ben Allen Road, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the ___ day of October 2023.

BEN ALLEN LAND PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Name. **Earl F. Calfee, III**
Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Earl F. Calfee, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a Member of Ben Allen Land Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Member of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Earl F. Calfee, III, Member of Ben Allen Land Partners, LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10th day of October 2023.

_____
NOTARY PUBLIC

My Commission Expires: 4/1/24

MARK ANDREW KREBS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

By: **Paro South LLC,**
a Tennessee limited liability company, Member

By: _____
Name: Christian J. Paro
Title: Sole Member and Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Christian J. Paro, 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 Sole Member and Manager of Paro South LLC, a Tennessee limited liability company, Member of Ben Allen Land Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Sole Member and Manager of the Member of the Company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Christian J. Paro, Sole Member and Manager of Paro South LLC, Member of Ben Allen Land Partners, LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of October 2023.

_____
NOTARY PUBLIC

My Commission Expires: 11-3-2025

DAVID GRANT LUIKEN, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

By: **Paro Holmes, LLC,**
a Tennessee limited liability company, Member

By: _____
Name: Christian J. Paro
Title: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Christian J Paro, 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 Manager of Paro Holmes, LLC, a Tennessee limited liability company, Member of Ben Allen Land Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Manager of the Member of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Christian J. Paro, Manager of Paro Holmes, LLC, Member of Ben Allen Land Partners, LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of October 2023.

_____
NOTARY PUBLIC

My Commission Expires 11-3-2025

DAVID GRANT LUIKEN, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Being a tact of land in the 12th Civil District of Davidson County, City of Nashville, Tennessee. Being parcel number 42, as shown on Davidson County, Property Tax Map number 61. Being bounded on the South by right-of-way of Ben Allen Road (public right-of-way varies), on the East by the Patrick Neil Clark property of record in Instrument No. 20091020-0096798 in the Register's Office of Davidson County, Tennessee and the James T. Ralph property of record in Instrument No. 20110307-0017849, and on the North and West by the Plumbers & Pipefitters property of record in Deed Book 5824, Page 701, in the Register's Office of Davidson County, Tennessee, said tract being more particularly described as follows

Point of beginning being a point in Ben Allen Road being the Southeast corner of the said Plumbers property and the Southwest corner of the property herein described, having a northing of 689,869.08 and an easting of 1,746,482.59 (NAD83); thence leaving the said Ben Allen Road North 09° 17' 50" East, 411 03 feet to a ¾" iron rod (old); thence South 78° 46' 06" East, 200.04 feet to a 3/4 inch iron rod (old) in the Westerly line of the said Ralph property, thence leaving the said Plumbers property, South 09° 20' 04" West, 200.03 feet to a point being the Northeast corner of the said Clark property; thence leaving the said Ralph property, North 79° 39' 58" West, 100.11 feet to a ½ inch iron rod (old); thence South 09° 17' 13" West, passing a ½ inch iron rod (old) at 176.90 feet for a total distance of 198.74 feet to a point in Ben Allen Road; thence with Ben Allen Road, North 84° 53' 54" West, 100.00 feet to the point of beginning.

Being a portion of the same property conveyed to Ben Allen Land Partners, LLC by General Warranty Deed of record in Instrument No. 20160504-0044233 and Quitclaim Deed of record in Instrument No 20160504-0044234, in the Register's Office of Davidson County, Tennessee.