Karen Johnson Davidson County
Batch# 1066883 DEEDQC
10/31/2023 03:23:07 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20231031-0085193

THIS INSTRUMENT PREPARED BY:
Klein Solomon Mills, PLLC
Attn: Michael J. Mills
1322 4th Ave N
Nashville, TN 37208
615-549-6630

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this 30th day of October, 2023.

Notary Public

My commission expires: 5-9-26

NANCY NORMAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
5403 Stanford Drive LLC 55 Music Square East, Suite A Nashville, TN 37203-4324	New Owner	131-13-0-010.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **DAC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby releases, remises, quitclaims and gives unto **5403 STANFORD DRIVE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the Grantee, all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Situate in the 34th Council District of Davidson County, Tennessee and being the same property of record and described in Instrument 20201028-0124668, Register's Office of Davidson County, Tennessee (RODC, TN) and more particularly described as follows:

Beginning at an iron pin with cap (NORTHCUT-1529) found in the common line of Amy Brown and Geoffrey H. Brittingham, of record in Instrument 20071218-0145 (RODC, TN), thence with said common line with Brown and Brittingham, N 21°50'49" E 50.14' to a concrete monument found in the line of the Pamala J. Clements Revocable Trust, of record in Instrument 20170420-0038793 (RODC, TN); thence with the common line of said Pamala J. Clements Revocable Trust, the following three (3) courses and distances: 1) N 27°03'52" E a distance of 273.18' to an iron pin with cap (2287) found; thence 2) S 64°46'51" E a distance of 199.71' to an iron pin with cap (RAGAN-SMITH) found; thence 3) N 27°46'19" Ea distance of 35.08' to an iron pin with cap (RAGAN-SMITH) found in the common line of Andrew East and Shawn Johnson, of record in Instrument 20201109-0131464 (RODC, TN); thence with the common line of said East and Johnson,

the following two (2) courses and distances: 1) N 27°46'22" E a distance of 213.60' to an iron pin with cap (RAGAN-SMITH) found; thence 2) S 63°04'54" E a distance of199.85' to an iron pin with cap (RAGAN-SMITH) found in the common line of Ronald Richards and Amy Payne, of record in Instrument 20200903-0100283 (RODC, TN); thence with the common line of said Richards and Payne, S 64°32'39" E a distance of 150.00' to an iron pin with cap (CESO) set in the common line of Franklin and Julia Jarman, of record in Instrument 20201113-0140382 (RODC, TN); thence with said common line of said Jarman the following five (5) courses and distances: 1) S 33°29'12" W a distance of 342.23' to an iron pin found; thence 2) S 52°02'07" E a distance of 36.03' to an iron pin found; thence 3) S 30°59'57" W a distance of 122.61' to an iron pin found; thence 4) S 49°33'03" W a distance of 112.27' to an iron pin found; thence 5) S 38°31'46" W a distance of 50.00' to an iron pin with cap (CESO) set in the common line of Thomas Edgeworth and Brooke Davis, of record in Instrument 20200428-0044060 (RODC,TN); thence with said common line of said Edgeworth and Davis, N 51°58'14" W a distance of 100.00' to an iron pin found in the common line of Robert and Caroline McNeilly, of record in Instrument 20140624-0054741(RODC, TN); thence with said common line of said McNeilly, N 51°58'14" W a distance of 200.00' to an iron pin found in the common line of said Brown and Brittingham; thence with said common line of said Brown and Brittingham, N 68°22'46" W a distance of 190.05' to the Point of Beginning, having an area of 5.950 acres (259,179 square feet), more or less, according to the survey dated May 4, 2021, by William J. Huffman, Surveyor, License No. 1754.

Ingress and Egress to the above described tract is over an easement as set out in Book 1001, page 505, said Register's Office, and quoted as follows:

"As a part of the consideration, the parties of the second part, the Grantors, dedicate forever a thirty-five foot roadway across the south end of Lot 32 up to the east line of said Lot 53, as indicated and shown on the scale map of Westwood, as of record in Book 974, page 14, Register's Office of Davidson County, Tennessee, and an easement of right-of-way of thirtyfive feet, commencing at the point where the said roadway dedicated across the south end of Lot 32 touches the east line of Lot 53, is granted by the parties of the first part, and said easement of right-of-way running across the south end of Lot 53 to the east line of Lot 52, to be located as shown on the said map of Westwood, as of record in Book 974, page 14, Register's Office of Davidson County, Tennessee. Said thirty-five foot easement is a perpetual easement for the benefit of Lots 52 and 54."

ALSO Conveyed herewith is an Ingress/Egress Easement as set out in Book 1001, Page 505 and further granted in Book 6307, Page 844.

ALSO Conveyed is an Easement to cut and trim vegetation for the purpose of maintaining a vista as granted in Book 6307, Page 844.

Being the same property conveyed to DAC Properties, LLC, a Tennessee limited liability company, by warranty deed from John Gray Palmer, Jr. and Mary Coleman Palmer, of record as Instrument No. 20210830-0116357, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters or record, including all items set out on any applicable plat of record.

This is improved property known as **5403 Stanford Drive, Nashville, TN 37215**.

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

Witness the hand this 30th day of October, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

DAC Properties, LLC,
a Limited Liability Company

By: _____
Dave Arnholt, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Dave Arnholt, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged self to be the Managing Member of DAC Properties, LLC, a Limited Liability Company, the herewith named Grantor, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Managing Member.

Witness my hand and Notarial Seal at office this 30th day of October, 2023.

_____
Notary Signature

Printed Name: Nancy Norman

My commission expires: 5-9-26

