Karen Johnson Davidson County
Batch# 1077173 DEEDQC
12/01/2023 12:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231201-0092874

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: Walt Burton, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
The 405 Jackson Trust 405 Jackson Blvd. Nashville, TN 37205	405 Jackson LLC 405 Jackson Blvd. Nashville, TN 37205	116 10 0 128 00

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **405 JACKSON LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **WALT BURTON, TRUSTEE OF THE 405 JACKSON TRUST DATED JULY 23, 2019** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2023 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of December, 2023.

GRANTOR:

405 JACKSON LLC,
a Tennessee limited liability company

By: _____
Rawleigh Pyne, Manager

STATE OF TENNESSEE)

COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rawleigh Pyne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of 405 JACKSON LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of December, 2023.

_____
NOTARY PUBLIC

My Commission Expires:
3-25-24

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 25, 2024

STATE OF TENNESSEE

COUNTY OF Williamson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 13th day of December, 2023.

Affiant

Notary Public

My Commission Expires: 3.25.24

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 25, 2024

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being more particularly described as follows:

Being a tract of land lying in Belle Meade, Davidson County, Tennessee, and being Lot No. 1, Hale's Subdivision, of record in Plat Book 2900, Page 68, and being the property of W. Alexander Steele, et ux, as of record in Deed Book 6619, Page 81, and being bounded on the south by Dan E. Smith, II, et ux on the west by the east right of way line of Belle Meade Boulevard, on the north by the south right of way line of Jackson Boulevard, and on the east by Lot 2, Hale's Subdivision, and being more particularly described as follows:

Beginning at an iron pin in the east right of way line of Belle Meade Boulevard said pin being the intersection of the south right of way line of Jackson Boulevard; thence with Jackson Boulevard south 58 deg. 26 min. 00 sec. east, 165.50 feet to an iron pin; thence with a curve to the right of the central angle of which is 03 deg. 45 min. 33 sec., the radius of which is 3125.00 feet, the chord of which is south 56 deg. 32 min. 31 sec. east 204.99 feet, an arc length of 205.03 feet to an iron pin; thence leaving Jackson Boulevard and with Lot 2 south 19 deg. 18 min. 45 sec. west, 215.89 feet to an iron pin; thence south 33 deg. 38 min. 42. sec. west 73.67 feet to an iron pin; thence with Smith north 49 deg. 37 min. 00 sec. west 8.0 feet to an iron pin; thence north 58 deg. 11 min 48 sec. west 306.25 feet to an iron pin in the east right of way line of Belle Meade Boulevard; thence with Belle Meade Boulevard north 23 deg. 35 min. 00 sec. east 305.48 feet to the point of beginning.

Being the same property conveyed to 405 Jackson LLC, a Tennessee limited liability company, by Warranty Deed from Michael W. Devlin and Roxanna A. Devlin, dated April 23, 2018, recorded as Instrument No. 20180424-0038314, Register's Office for Davidson County, Tennessee.

Address of Property: 405 Jackson Blvd., Nashville, TN 37205

Tax Parcel Id: 116 10 0 128 00

TRUE COPY CERTIFICATION

I, Carole M. Maxson, 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 December 1, 2023 (date of document).

Carole M. Maxson

December 1, 2023
Date

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On December 1, 2023, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 11.5.24

