Karen Johnson Davidson County
Batch # 1078276 DEEDQC
12/05/2023 09:52:23 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20231205-0093753

This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
CBP, LLC	Same as New Owner
2205 Golf Club Lane	
Columbia, TN 38401	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Crichton Welton Partners, G.P., a Tennessee general partnership** *(herein called "Grantor")*, does hereby convey, transfer, remise, release, relinquish and quitclaim to **CBP, LLC, a Tennessee limited liability company** *(herein called "Grantee")*, all of Grantor's right, title and interest, same being its one-third (1/3rd) interest, in and to the following described property situated and located in **Davidson County**, Tennessee, to wit:

See Exhibit A attached hereto and incorporated herein by reference.

BEING the same property in which a one-third (1/3rd) undivided interest was conveyed to Crichton Welton Partners, G.P., a Tennessee general partnership, by Quitclaim Deed dated October 3, 2022 from Welton Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20221011-0111250 in the Register's Office of Davidson County, Tennessee.

Tax Parcel #08210 0 041-00
Known as: 306 N 1st St, Nashville, TN 37207

The property descriptions used herein above were obtained from the aforementioned prior deed(s) and no newer boundary survey is available.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this the 1st day of December, 2023.

GRANTOR:

Crichton Welton Partners, G.P., a Tennessee general partnership

By: _____
Andrew D. Crichton, Jr., Managing Partner

STATE OF Tennessee

COUNTY OF Maury

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Andrew D. Crichton, Jr.** to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged himself to be the **Managing Partner** of **Crichton Welton Partners, G.P., a Tennessee general partnership**, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as such Managing Partner.

Witness my hand and seal at office in the aforesaid state and county this 1st day of December, 2023.

TERESA L. BRADY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Teresa L Brady
Notary Public
My Commission Expires: 6/26/27

(SEAL)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer of the property transferred is $ 0 .

Andrew D Crichton
Affiant

Subscribed and sworn to before me this 1st day of December, 2023.

(SEAL)

TERESA L. BRADY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Teresa L Brady
Notary Public
My Commission Expires: 6/26/27

EXHIBIT A
Legal Description

TRACT 1:

Land in Davidson County, Tennessee, being part of an unnumbered lot on the Plan of John Shelby Estates, as of record in Book 1, page 10, of Chancery Court at Nashville, and described from a survey of Arbo Engineering Company, dated May 31, 1969, as follows:

Beginning at a red X in the sidewalk of the westerly margin of North 1st Street in the southeasterly corner of subject property; thence leaving North 1st Street, North 83° 39' West 210 feet to an iron pin in the easterly margin of an alley; thence North with the alley, 193.3 feet to an iron pin in the south line of H. H. Potter Property, of record in Book 1280, page 51; thence easterly along the centerline of spur tract, 153.1 feet to an iron pin; thence along the controlled access right-of-way, South 0° 44' East 170.75 feet to an iron pin and also R.O.W. marker; thence South 83° 53' East 34 feet to a red X in sidewalk; thence along the westerly margin of North 1st Street South 0° 44' East 24.2 feet to the beginning.

Being the same property conveyed to Welton Investments, LLC, by deed from C. Dewees Berry, IV, Trustee, of record in Book 6240, page 558, Register's Office for Davidson County, Tennessee.

Together with and including the improvements located on the aforesaid Premises.

TRACT 2:

Parcel A: Land in Davidson County, Tennessee, being part of lot no. 3, and part of an unnumbered lot on the plan of the John Shelby Estate, as of record in Plan Book 1, Page 10, Chancery Court at Nashville, described according to a survey made by Parrish-Ragan, Inc., dated January 22, 1970, as follows:

> Beginning at an iron stake on the westerly margin of North First Street (U.S. 41, 31-W) at the northeast corner of the property conveyed to Chevron Oil Company by deed from Carl L. Sutton and wife, of record in Book 4017, Page 303, Register's Office for said County, said stake being north 3 deg. 51 min. east 300.15 feet from the northerly end of a short radius curve at the

northwest corner of North First Street and Spring Street; thence with the northerly line of Chevron Oil Company's property, north 85 deg. 30 min. west 210 feet to an iron stake on the easterly margin of an alley (closed by City Ordinance 61-173); thence with the easterly margin of said alley, north 3 deg. 51 min. east 48.70 feet to an iron stake at the southwest corner of a tract of land conveyed to Jay G. Stephenson by deed from Precision Parts Corp., of record in book 1851, Page 183, of said Register's Office; thence with the southerly line of the Stephenson property, south 85 deg. 46 min. 20" east 210 feet to a "X" cut in the concrete sidewalk by others on the westerly margin of North First Street; thence with the westerly margin of North First Street; thence with the westerly margin of North First Street, south 3 deg. 51 min. west 49.70 feet to the point of beginning.

Parcel B: Land in Davidson County, Tennessee, being part of lot No. 3 in the First Division of Shelby Estate in East Nashville, as of record in Plan Book 1, Page 10, Chancery Court at Nashville, described according to a survey made by Parrish Engineers, Incorporated, December 30, 1965, as follows:

Beginning at a point in the west margin of North First Street, said point being 210.15 feet north of the north end of a short radius curve at the northwest right-of-way of North First and Spring Streets; thence north 85 deg. 30 min. west 210.0 feet to a point in the east margin of an alley (now closed); thence with the east margin of said alley, north 3 deg. 51 min. east 90 feet to an iron stake; thence south 85 deg. 30 min. east 210.00 feet to an iron stake in the west margin of North First Street; thence with the west margin of North First Street, south 3 deg. 51 min. west 90 feet to the point of beginning.

Parcel C: Land in Davidson County, Tennessee, being the northerly 50 feet of the southerly 110 feet of lot No. 3 on the plan of the First Division of the Shelby Estate in East Nashville, as of record in Plan Book 1, Page 10, Chancery Court at Nashville, described according to a survey made by Parrish Engineers, Incorporated, December 30, 1965, as follows:

Beginning at a point in the west margin of North First Street, said point being 160.15 feet north of the north end of a short radius curve at the northwest right-of-way of North First and Spring Streets; thence north 85 deg. 30 min. west 210.00 feet to a point in the east margin of an alley (now closed); thence with the east margin of said alley north 3 deg. 51 min. east 50 feet to a point; thence south 85 deg. 30 min. east 210.00 feet to a point in the west margin of North First Street; thence with the west margin of North First Street, south 3 deg. 51 min. west 50 feet to the point of beginning.

Subject to any and all easements, restrictions and encumbrances of record.

Excepting from Parcels A, B, and C, the following property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed of record in Book 8504, Page 141, Register's Office of Davidson County, Tennessee:

> Beginning at the point of intersection of the existing west margin of North First Street and the north boundary of the George B. Treadway, et ux property; thence with said boundary north 84 deg. 11 min. 3" west 20.99 feet to a point; thence with the proposed west margin of said road north 7 deg. 11 min. 10" east 126.60 feet to a point; thence with the proposed northwest margin of said road north 28 deg. 57 min. 10" east 38.08 feet to a point; thence with the proposed north margin of said road south 84 deg. 14 min. 45" east 3.02 feet to a point; thence with said existing margin southerly 160 feet, more or less to the point of beginning.

Also included with this conveyance is all the right, title and interest which the Grantors may have in and to any portion of the property located immediately to the west of the property herein conveyed upon which alley #310 of the City of Nashville, known as Cowan Alley, was formerly located, which said alley was abandoned by City Ordinance 61-173.

Being the same property conveyed to Welton Investments by quitclaim deed of record in Instrument No. 20051229-0156378, Register's Office of Davidson County, Tennessee.

TRACT 3:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the First Division of the Shelby Estate in East Nashville, as of record in Plan Book 1, page 10, Chancery Court at Nashville, described according to a survey made by Parrish Engineers, Incorporated, December 30, 1965, as follows:

Beginning at a 2 inch iron pipe in the back edge of the sidewalk on the west side of North 1st Street; said pipe being the northeast corner of the property conveyed to Humble Oil & Refining Company by M.N. Young, of record in Book 3165, page 175, Register's Office for Davidson County, Tennessee, being also the common corner of said Chevron Oil Property and the Humble Oil property located at the northwest corner of North 1st and Spring Streets, said point being 113.15 feet north of the north end of a short radius curve at the northwest right-of-way of North 1st and Spring Streets; thence with Humble Oil Company's north line 85 degrees 30 minutes

West 210.00 feet to a 2 inch iron pipe in the margin of an alley (now closed); thence with the east margin of said alley, north 3 degrees 5 minutes east 47.0 feet to a point; said point being the southwest corner of the property conveyed to James D. Stevens by Delia T. Holland Kidd, of record in Book 1969, page 20, said Register's Office; thence with Stevens' southerly line south 85 degrees 30 minutes east 210.00 feet to a point in the west margin of North 1st Street; thence with the west margin of North 1st Street, south 3 degrees 51 minutes west 47.0 feet to the point of beginning.

INCLUDED in the above, BUT EXCLUDED THEREFROM is that portion thereof described in the deed from George G. Treadway and wife, Dixie S. Treadway, to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8316, page 89, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Welton Investments, LLC, a Tennessee limited liability company, by deed from B&W Investments, a Tennessee general partnership between John B. Jewell, IV and Charles W. Crichton, by deed of record in Instrument No. 20090608-0052897, Register's Office for Davidson County, Tennessee.

All of the above tracts being the same property conveyed to Welton Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed for the sole purpose of combining the parcels into a single tax parcel, of record in Instrument Number 20090608-0052898 in the Register of Deeds Office for Davidson County, Tennessee.