Karen Johnson Davidson County
Batch# 1080463 DEEDQC
12/11/2023 10:41:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231211-0095264

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 23110048

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00

X _____ AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th DAY OF Dec., 2023.

_____ NOTARY PUBLIC

My Commission expires: 2-5-2025

Address of New Owner	Send Tax Bills To:	Tax Information:
CM 1 Properties LLC	Same	133-00-0-118.00
3653 Trousdale Drive		AND
Nashville, TN 37204		133-00-0-119.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 11th day of Dec, 2023, for good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **E. Brent Cornelius and John McCarthy,** Grantors, do hereby, convey, remise, release and forever quitclaim unto **CM 1 Properties LLC, a Tennessee Limited Liability Company,** Grantee, its successors and/or assigns, their entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Parcel A (Map/Parcel: 133-00-0-118.00)

Land located in the Sixth Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron rod situated in the westerly margin of Trousdale Drive in the 33rd Councilmanic District of Nashville and Davidson County, Tennessee, said point being 1750 feet, more or less, south of the intersection of Allied Drive and being the northeast corner of the Oakes, Smith & Burgess Subdivision of record in Plat Book 4885, Page 132, Register's Office for Davidson County, Tennessee, and being the southeast corner of the property herein described; thence, leaving said road, South 89 degrees 34 minutes 00 seconds West, a distance of 140.00 feet to an iron rod in the easterly line of Radnor Yards Railroad; thence, North 02 degrees 12 minutes 28 seconds East, a distance of 298.41 feet to an iron rod; thence, with the southerly line of the property conveyed to Trousdale LLC of record in Book 9777, Page 827, RODCT, South 88 degrees 09 minutes 00 seconds East, a distance of 135.01 feet to an iron rod in Trousdale Drive; thence, South 01 degrees 51 minutes 00

seconds West, a distance of 140.28 feet to an iron rod; thence, around a curve having a central angle of 02 degrees 16 minutes 26 seconds, a radius of 3845.03 feet, a length of 152.59 feet and a chord which bears South 00 degrees 43 minutes 00 seconds West, for a distance of 152.58 feet to the point of beginning and containing 40345.21 square feet or 0.92 acres of land, more or less.

INCLUDED in the above described property, but expressly EXCLUDED herein is the following tract of land (which is conveyed separately below as Parcel B):

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Oakes, Smith & Burgess Subdivision, as of record in Book 4885, Page 132, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said Lot No. 1 fronts 100.0 feet on the westerly margin of Trousdale Drive and extends back 140.0 feet on the southerly line and 136.60 feet on the northerly line to a line in the rear, measuring 103.67 feet.

Being the same property conveyed to E. Brent Cornelius, a married man, and John McCarthy, a married man, by Warranty Deed from United Coach Service, Inc., dated 01/15/2004 and recorded on 01/20/2004 in Instrument No. 20040120-0007376, Register's Office for Davidson County, Tennessee.

This is improved property known as:
3653 Trousdale Drive, Nashville, TN 37204

Parcel B (Map/Parcel: 133-00-0-119.00)

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Oakes, Smith & Burgess Subdivision, as of record in Book 4885, Page 132, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said Lot No. 1 fronts 100.0 feet on the westerly margin of Trousdale Drive and extends back 140.0 feet on the southerly line and 136.60 feet on the northerly line to a line in the rear, measuring 103.67 feet.

Being the same property conveyed to Brent Cornelius and John McCarthy by Warranty Deed from Dale Morris dated 02/02/2007 and recorded on 02/05/2007 in Instrument No. 20070205-0014475, Register's Office for Davidson County, Tennessee.

This is improved property known as:
3655 Trousdale Drive, Nashville, TN 37204

*E. Brent Cornelius and Brent Cornelius is one and the same person.

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **E. Brent Cornelius** has caused this instrument to be executed, this the 8th day of December, 2023.

X E. Brent Cornelius
E. Brent Cornelius

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **E. Brent Cornelius,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 8th day of December, 2023.

⇒ Matthew Henry
NOTARY PUBLIC
My Commission expires: 11/08/2027

MATTHEW HENRY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2027
DAVIDSON COUNTY

Seal

IN WITNESS WHEREOF, **John McCarthy** has caused this instrument to be executed, this the 11th day of Dec., 2023.

John McCarthy

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **John McCarthy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 11th day of Dec, 2023.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 12-11-2023 (date of document).

L. Broner McCoy
Date: 12-11-2023

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 11th day of Dec., 2023.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY