Karen Johnson Davidson County
Batch# 1085650 DEEDQC
12/27/2023 10:33:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20231227-0099256

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lori Rains, Trustee 2154 Shaw Road Goodlettsville, TN 37072	Same	023 070 023 071 023 091 031 042 023 093 023 158

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GTH STRATEGIC REALTY, LLC, a Tennessee limited liability company (the "Grantor"), hereby quitclaims and conveys to LORI RAINS, TRUSTEE OF THE GTH REVOCABLE TRUST, her successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other, all of its right, title and interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 15 day of December, 2023.

GTH STRATEGIC REALTY, LLC

By: Patricia Haynes Wall

Patricia Haynes Wall, President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Patricia Haynes Wall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President of GTH Strategic Realty, LLC, a limited liability company, the within named bargainor, and is authorized to execute this instrument on its behalf.

WITNESS my hand, at office, as of this 15 day of December 2023.

PORTIA H WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Notary Public

My Commission Expires: 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 22 day of December 202_.

Notary Public

My Commission

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

EXHIBIT A

023 070 5213 Lickton Pike

A tract of land in the 22nd Civil District of Davidson County, Tennessee, located on the northerly margin of Shaw Road, being a 2.6+/- acre tract being Parcel 70, Map 23, Metropolitan Planning Maps and Metropolitan Government of Nashville and Davidson County, Tennessee.

023 071 5217 Lickton Pike

Land lying in the 10th Civil District of Davidson County, Tennessee, bounded on the west by Lickton Pike and on the south by Old Shaw Road, being more fully described as:

Beginning at a point in the centerline of Lickton Pike at a point adjacent to the northerly right of way of Old Shaw Road; thence with said centerline North 12 degrees 45 minutes East 194.7 feet; thence South 86 degrees East 277.7 feet; thence South 30 degrees West 173.58 feet to the northerly right of way of Old Shaw Road; thence westerly with said road South 81 degrees West 165.0 feet to the point of beginning, according to description of Michael V. Holmes Job #895-077, dated April 22, 1985.

023 091 5257 Lickton Pike

A certain tract or parcel of land situated in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at Lee's northwest corner in a branch of Whites Creek, also a corner to lands of James McAllister; thence down the creek south 12 deg. West 63 poles to Miss Sallie Butterworth's line; thence south 88 deg. East with Lee's south boundary line about 29 poles to a stake; thence northwardly 25.6 poles to a hickory; thence north 62 deg. East 42.6 poles to a stake in said McAllister's south boundary line; thence with his line north 71 deg. West 60.6 poles to the beginning, containing 14 acres, more or less.

Being the same property conveyed to Nathan Wall and wife, Patricia Wall by deed of record in Book 8394, page 560, Register's Office for Davidson County, Office, the said Nathan Wall having since died.

031 042 5151 Lickton Pike

Being a tract of land lying in the 10th Civil District of Davidson County, Tennessee being more particularly described according to a survey by R.L. Montoya Land Surveying, Inc., 412 Bass Street, Goodlettsville, Tennessee, Tennessee No. 697, dated November 29, 2000, as follows:

BEGINNING at an Iron Rod (new), said point being located on the northerly bank of a drain, and also being located, South 53 degrees 44 minutes 01 seconds East, 485.00 feet, from an Iron Rod (old) on the easterly margin of Lickton Pike; thence, South 53 degrees 44 minutes 01 seconds East, 50.02 feet, to an Iron Rod (old); thence South 53 degrees 42 minutes 42 seconds East, 618.23 feet to an Iron Rod (old); thence South 4 degrees 58 minutes 00 seconds West, 962.74 feet to an Iron Rod (old); thence South 00 degrees 00 minutes 00 seconds East, 532.25 feet, to an Iron Rod (old); thence South 64 degrees 04 minutes 17 seconds West, 1,319.22 feet, to an Iron Rod (old); thence North 01 degrees 45 minutes 15 seconds East 687.17 feet, to an Iron Rod (new); thence North 13 degrees 17 minutes 18 seconds East, 1,178.10 feet, to an Iron Rod (new); thence North 23 degrees 32 minutes 18 seconds Est, 478.50 feet to an Iron Rod (new); thence North 52 degrees 17 minutes 18 seconds Est, 313.50 feet to the point of beginning of the description, containing 2,092,588.68 square feet and/or 48.04 acres, more or less.

023 093 0 Shaw Road

A tract of land in the 10th, formerly the 22nd Civil District of Davidson County, Tennessee, being a 7.8 acre tract, more or less, fronting approximately 1,009 feet on the northerly margin of Shaw Road and being known as Parcel 93 on Map 23 of the Metropolitan Planning Maps of Metropolitan Government of Nashville and Davidson County, Tennessee.

023 158 0 Shaw Road

Land in Davidson County, Tennessee, known as Tract No. 3 of the T. E. Bradbury, Jr, and Joyce Bradbury Morgan property, described according to an unrecorded survey by Ray G. Cole, Registered Land Surveyor, License No. 924, dated November 12, 1997, and revised December 3, 1997, as follows, to-wit:

BEGINNING at an iron pin found in the northerly margin of Shaw Road, a corner to Martha L. Morgan property of record in Deed Book 6992, page 284, R.O.D.C.T., and being the most southeast corner of this tract; thence with said road, North 82 deg. 04' 29" West 107.72 feet to an iron pin found in the margin of said Shaw Road, a corner to Monroe Andrew Paul property of record in Deed Book 9539, page 76; thence North 00 deg. 42' 00" West, 525.47 feet to an iron pin found, a corner to said Paul; thence North 82 deg. 38' 26" West, 335.62 feet to an iron pin found, a corner to said paul; thence South 00 deg. 46' 18" East 524.25 feet to an iron pin found, a corner to said Paul and in the line of Nathan Wall; thence with said Wall for the next four calls as follows: North 82 deg. 17' 58" West for a distance of 1144.09 feet to an iron pin found, a corner to said Wall; thence North 84 deg. 12' 23" West, 88.76 feet to a large twin Maple tree; thence North 14 deg. 47' 00" East 420.24 feet to an iron pin found; thence North 69 deg. 45' 53" East, 707.72 feet to an iron pin found, a corner to said Wall and in the line of James D. Scott, Jr. of record in Deed Book 7151, page 699, R.O.D.C.T.; thence South 66 deg. 24' 22" East 90.06 feet to an iron pin found, a corner to said Scott; thence North 56 deg. 29' 41" East 467.96 feet to an iron pin set in the line of said Scott, a corner to Tract 2 this survey; thence South 45 deg. 04' 12" East 669.55 feet to an iron pin found, a corner to Tract 2, and a corner to said Morgan; thence South 00 deg. 29' 09" East 630.56 feet to the point of beginning.

Being the same property conveyed by deed of record as Instrument #20230626-0048143 and Instrument #20230626-0048146, Register's Office for Davidson County, Tennessee.

36931459.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Dec 15, 2023 (date of document).

Affiant Signature

12/26/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of December, 2023.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

