THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 082-03-0
PARCEL: 005.00

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
1111 Associates LLC
4209 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1099528 DEEDQC
02/09/2024 08:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240209-0009109

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, we, 4209 Associates, LLC, a Tennessee limited liability company, Grantor(s), by these presents do hereby quitclaim and convey unto 1111 Associates LLC, Grantee(s), their successor and assigns all of our interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land in the 5th Councilmanic District of Davidson County, State of Tennessee, described as follows, to-wit:

Being located northeasterly of U.S. Highway 431 (State Route 11, Dickerson Pike) and Evanston Avenue intersection and being all of Lot 12 of C.F. Sharpe & W.L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville as recorded in Plat Book 161, Page 53 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a new 1" brass disk in the easterly right-of-way of U.S. Highway 431 (State Route 11, Dickerson Pike), said monument also being the southwesterly corner common to Lot 13 of C.F. Sharpe & W.L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville as recorded in Plat Book 161, Page 53 in the Register's Office of Davidson County, Tennessee; Thence leaving said easterly right-of-way of U.S. Highway 431 (State Route 11, Dickerson Pike) and continuing along with the southerly line of Lot 13 of C.F. Sharpe & W.L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville, S 82°56'42" E a distance of 145.00 feet to a new 1" brass disk, said monument being the westerly right-of-way of Public Alley #309; Thence leaving said southerly line of Lot 13 of C.F. Sharpe & W.L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville and continuing along with the westerly right-of-way of Public Alley #309, S 05°42'03" W a distance of 50.00 feet to a new 1" brass disk, said monument being the northerly line of Lot 11 of C.F. Sharpe & W.L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville as recorded in Plat Book 161, Page 53 in the Register's Office of Davidson County, Tennessee; Thence leaving said westerly right-of-way of Public Alley #309 and continuing along with the northerly line of Lot 11 of C.F. Sharpe & W.L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville, N 82°56'42" W a distance of 145.00 feet to a new 1" brass disk, said monument being the easterly right-of-way of U.S. Highway 431 (State Route 11, Dickerson Pike); Thence leaving said northerly line of Lot 11 of C.F. Sharpe & W.L. Horns 2nd Subdivision of Lindsley

Property N.E. Nashville and continuing along with the easterly right-of-way of U.S. Highway 431 (State Route 11, Dickerson Pike), N 05°42'03" E a distance of 50.00 feet to a new 1" brass disk, which is the point of beginning, having an area of 7,248 square feet, 0.17 acres more or less.

All bearings are based on Tennessee State Plane (NAD 83). This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated September 20, 2018.

Being the same property conveyed to 4209 Associates, LLC, a Tennessee limited liability company by Quitclaim Deed dated 10/31/2018 from Deandre Edmondson of record in Instrument No. 20181113-0111649 and by Warranty Deed dated 10/31/2018 from Deandre Edmondson of record in Instrument No. 20181113-0111648, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1111 Dickerson Pike, Nashville TN 37207.

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

IN WITNESS WHEREOF we have hereunto set our hand on the 29 day of January, 2024.

1111 Associates LLC

BY: _____
Donald Kendall, Partner

BY: _____
April Kendall, Partner

BY: _____
David S. Abbey, Partner

BY: _____
Vanessa Abbey, Partner

BY: _____
Mary Mancini, Partner

BY: _____
Kurt Wagner, Partner

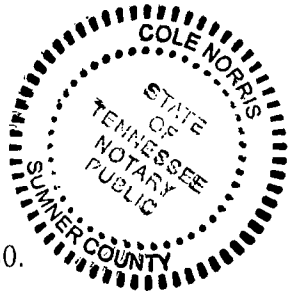
COLE NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Donald Kendall, April Kendall, David S. Abbey, Vanessa Abbey, Mary Mancini and Kurt Wagner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be a partners of 1111 Associates LLC, the within name bargainor, a partnership, and that they, as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand, at office, this 29 day of January, 2024.

Notary Public
My Commission Expires: 4-22-26

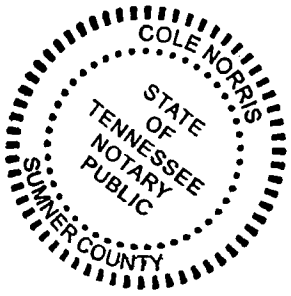


The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 30 day of January, 2024.

Notary Public
My Commission Expires: 4-22-26



CERTIFICATE OF AUTHENTICITY

I, Lisa Warren, 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 1-29-2024 (date of document).

Lisa Warren
Signature

2-8-2024
Date

STATE OF TENNESSEE)
COUNTY OF Davidson)

Sworn to and subscribed before me this 7th day of February, 2024.

Dekia Banks
Notary's Signature

MY COMMISSION EXPIRES: _____

Notary Seal (if on paper)

DEKIA BANKS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires August 20, 2025