Karen Johnson Davidson County
Batch# 1101825 DEEDQC
02/16/2024 10:57:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240216-0010853

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, February 16, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 8/15/2027

New Owner Address:
Expressway II, LLC
1584 Boardwalk Pl.
Gallatin, TN 37066

Send Tax Bills To:
Same

Map-Parcel Number:
094 13 0 116.00
094 13 0 117.00

QUITCLAIM DEED

Melanie M. Dunn and Valerie R. Gregory, as tenants in common (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Expressway II, LLC**, a Tennessee limited liability company ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature pages to follow.>

WITNESS my hand on this day, 6 February 16, **2024**.

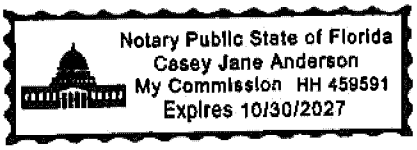
Valerie R. Gregory

Valerie R. Gregory

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Valerie R. Gregory**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, February 16, 2024.



Notary Public

My Commission Expires: 10-30-2027

WITNESS my hand on this day, February 8th, **2024**.

Melanie M. Dunn

Melanie M. Dunn

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Melanie M. Dunn**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, FEB 8th 2024.

MATTHEW RICKETT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires March 2, 2027

Notary Public

My Commission Expires: 3.2.27

EXHIBIT A

Land in Davidson County Tennessee described as follows:

TRACT NO. 1
Being Lot 13A on the Revision of Lot 13, Expressway Commercial Park, as of record in Book 4060, Page 36, as amended in Book 6240, Page 92, Register's Office for Davidson County, Tennessee, as follows:

Beginning on the northerly margin of Expressway Drive at the corner of Lot Nos. 13A and 13B; thence with the line between said two lots, north 14 degrees 26' east 415.24 feet to the southerly right of way of Interstate Highway 40; thence with the same, north 66 degrees 27' west 16.01 feet and continuing with the same, south 72 degrees 25' west 145.38 feet, thence south 4 degrees 16' east 373.64 feet to the northerly margin of Expressway Drive; thence with the same, around a slight curve having a radius of 60 feet, easterly 19.58 feet to the beginning.

TRACT NO. II
Being Lot 13B on the Revision of Lot 13, Expressway Commercial Park, as of record in Book 5060, Page 36, as amended in Book 6240, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot 13B fronts 57.86 feet on the northerly side of Expressway Drive Turn-around, and extends back 425.24 feet on the westerly line and 448.07 feet on the easterly line, to the southerly margin of Interstate I-40, on which it measures 202.50 feet.

Being the same property conveyed to (1) Barbara E. McDaniel – a three-sevenths (3/7) fractional interest; (2) Valerie R. Gregory – a two-sevenths (2/7) fractional interest; and (3) Melanie M. Dunn – a two-sevenths (2/7) fractional interest, from James Kenneth McDaniel by deed of record in Book 11451, Page 982, Registers Office for Davidson County, Tennessee.

Barbara E. McDaniel having subsequently conveyed all of her aforementioned interest in said property to Barbara E. McDaniel, Trustee and any Successor Trustees thereto, U/A/D Dec 05 2000 (a/k/a Barbara E. McDaniel, Trustee of the Barbara E. McDaniel Revocable Living Trust, dated December 5, 2000, as amended) by deed of record in Instrument No. 20001218-0123799 Register's Office for Davidson County, Tennessee. Barbara E. McDaniel having since died on September 2, 2023 and Paul Bangs having succeeded her as Trustee of said trust having subsequently conveyed all of said trust's interest in said property to Melanie M. Dunn and Valerie R. Gregory, as tenants in common, by deed of record in Instrument No. 20231227-0099537, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 550 & 554 Expressway Drive, Nashville, TN 37210.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 February 8, 2024.

Affiant Signature

2/16/2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, February 16, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

