NEW OWNER:
RUTHERFORD CONTRACTORS GROUP, LLC
1918 ROLLING CREEK DRIVE
MURFREESBORO, TN 37128

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 24-0216

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE SEARCH PERFORMED AND NO TAX ADVICE GIVEN.

Map & Parcel No.: 09316020800 (TRACT I)
Map & Parcel No.: 09316020700 (TRACT II)

Karen Johnson Davidson County
Batch # 1110477 DEEDQC
03/13/2024 08:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240313-0017307

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **RUTHERFORD CONTRACTORS GROUP, LLC, a Tennessee limited liability company,** has this day bargained and sold and does hereby quitclaim and convey unto **RUTHERFORD CONTRACTORS GROUP, LLC, a Tennessee limited liability company and RIGHTWAY SERVICE LLC, a Tennessee limited liability company,** their successors and assigns, forever, all of its right, title, interest in and to the following tracts or parcels of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

THIS IS IMPROVED PROPERTY which has the address of **69 & 71 CANNON STREET, NASHVILLE, TN 37210.**

THIS CONVEYANCE is made subject to taxes, restrictions, easements, rights-of-way, and roadways, zoning and other matters as may affect the premises.

WITNESS MY SIGNATURE hereto this 8th day of March, 2024.

RUTHERFORD CONTRACTORS GROUP, LLC

By: Howard White
Its: Member

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **HOWARD WHITE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **MEMBER** of **RUTHERFORD CONTRACTORS GROUP, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 8th day of March, 2024.

Meredith Bayse
NOTARY PUBLIC

My commission expires:



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

Vicki Jarvis
AFFIANT

Sworn to and subscribed to before me this 12th day of March, 2024.

Meredith Bayse
NOTARY PUBLIC

My commission expires:

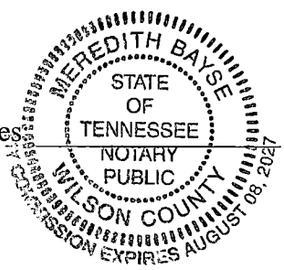


EXHIBIT "A"

TRACT I:

Land located in DAVIDSON County, Tennessee, and being more particularly described as follows, to-wit:

Being the Westerly 5-1/2 feet of Lot No. 277 and Easterly 24-1/2 feet of Lot 276 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, Pages 84 and 85, in the Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 277 and 276 fronts together 30 feet on the Southerly side of Cannon Street and runs back between parallel lines 165 feet to an alley.

Included in the above description but exclude is that portion conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee in Book 3876, Page 719, said Register's Office.

TRACT II:

Land located in DAVIDSON County, Tennessee, and being more particularly described as follows, to-wit:

Being the Easterly part of Lot No. 277 in Maury and Claiborne's Addition to South Nashville, a plan of which is of record in Book No. 21, Page 84 & 85, Register's Office for Davidson County, Tennessee.

Said tract or parcel of land begins at the Southwest corner of Cannon and Fairfield Street, and being the Northeastern corner of Lot No. 277; thence with the Southerly margin of Cannon St., Westerly 32-1/2 feet more or less to a point 5-1/2 feet Easterly from the Northwest corner of said lot; thence Southerly with the East line of Foster Lot, 165 feet to an alley; thence with the Northerly margin of said alley, Easterly 24-1/2 feet more or less to the Westerly margin of Fairfield Avenue; thence with the Westerly margin of said Avenue Northerly, 166 feet, more or less, to the beginning.

Included in the above description but excluded therefrom is that portion conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, in Book 3876, Page 719, said Register's Office.

The above-referenced TRACTS I & II were subdivided into Units A & B by Declaration of Covenants, Conditions and Restrictions for Sixtynine Cannon Street, of record in Instrument No. 20230214-0010828, in the Register's Office for Davidson County, Tennessee. Volunteer State Bank hereby recognizes and ratifies the Declaration of Covenants, Conditions and Restrictions for Sixtynine Cannon Street, of record in Instrument No. 20230214-0010828, in the Register's Office for Davidson County, Tennessee, and in addition to the property descriptions above, hereby conveys any and all rights and interests it may have in the properties by the following new legal description:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit Nos. A & B, as established by Declaration of Covenants, Conditions, and Restrictions for SIXTYNINE CANNON STREET, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230214-0010828, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of SIXTYNINE CANNON STREET, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. Instrument No. 20230214-0010828, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said lot.

Being the same property conveyed to RUTHERFORD CONTRACTORS GROUP, LLC, a Tennessee limited liability company, by Warranty Deed from Volunteer State Bank, a Tennessee banking corporation, dated February 29, 2024, and of record in Instrument No. 20240304-0014709, in the Register's Office for Davidson County, Tennessee.