

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER 2023.

Notary Public

MY COMMISSION EXPIRES: 3/15/2025

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY:
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Third Circle, LLC	New Owner	08309021800 & 08309021900
(NAME) 117 Lyle Lane	(NAME)	
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KELLY K. JONES REVOCABLE LIVING TRUST AGREEMENT DATED JANUARY 31, 2020, KELLY K. JONES, TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THIRD CIRCLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN THE FOLLOWING CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

This *Improved* property is commonly known as: 1024 & 1020 Woodland Street, Nashville, TN 37206

Witness my/our hand(s) this September 13, 2023

Kelly K. Jones Revocable Living Trust Agreement dated January 31, 2020

By: Kelly K. Jones, Trustee

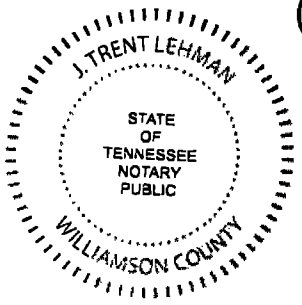
Karen Johnson Davidson County
Batch# 1111906 DEEDQC
03/18/2024 08:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240318-0018348

LT&E File #20076

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Kelly K. Jones, Trustee,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting the Trustee(s) of Kelly K. Jones Revocable Living Trust Agreement dated January 31, 2020, with the authority to transfer and convey by himself as the Trustee(s) under the said Kelly K. Jones Revocable Living Trust Agreement dated January 31, 2020.

Witness my hand and official seal, this September 13, 2023



Notary Public
My Commission Exp: 11/3/25

LT&E File #20076

EXHIBIT A

BEING A PART OF LOTS NUMBERED 217 AND 218 ON THE PLAN OF EAST EDGEFIELD BY SURVEYOR J. B. CLEMENTS DATED JANUARY 1, 1874 AS RECORDED IN PLAT BOOK 21, PAGE 147 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF AFOREMENTIONED LOT 218 WHICH IS ALSO THE INTERSECTION OF THE SOUTHEAST RIGHT OF WAY LINE OF WOODLAND STREET, (VARIABLE WIDTH), WITH THE WEST RIGHT OF WAY LINE OF SOUTH 11TH STREET, FORMERLY SMITH AVENUE, (60 FEET IN WIDTH), FROM SAID BEGINNING POINT A 1/2" IRON ROD IN THE PAVED ROADWAY WAS FOUND S73°06'59"W, 2.44 FEET; THENCE, LEAVING THE SOUTHEAST RIGHT OF WAY LINE OF WOODLAND STREET AND RUNNING S 06° 57' 28" W, ALONG THE WEST RIGHT OF WAY LINE OF SOUTH 11TH STREET, ALSO BEING THE EAST LINES OF AFOREMENTIONED LOTS 218 AND 217 RESPECTIVELY 168.55 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 217, ALSO BEING THE NORTHEAST CORNER OF MDHA AS RECORDED IN DEED BOOK 6145, PAGE 907; THENCE, LEAVING THE WEST RIGHT OF WAY LINE OF SOUTH 11TH STREET AND WITH THE SOUTH LINE OF LOT 217 AND MDHA, N 82° 15' 00" W, 51.00 FEET TO A POINT IN THE SOUTH LINE OF LOT 217 BEING THE SOUTHEAST CORNER OF W. T. CLINARD ET UX. AS RECORDED IN DEED BOOK 6521, PAGE 580, A CHAIN LINK FENCE GATE POST BEARS S 54° 19' 52" E, 0.60 FEET FROM SAID POINT; THENCE, WITH THE LINE OF CLINARD AND PARALLEL TO SOUTH 11TH STREET, N 06° 57' 28" E, 136.25 FEET TO THE NORTHEAST CORNER OF CLINARD IN THE SOUTHEAST RIGHT OF WAY LINE OF WOODLAND STREET; THENCE, WITH SAID LINE OF WOODLAND STREET N 65° 11' 03" E, 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.178 ACRE OR 7,773 SQUARE FEET OF LAND MORE OR LESS.

THE FOREGOING DESCRIPTION IS ACCORDING TO THE 2021 ALTA/NSPS LAND TITLE SURVEY BY KIMBERLY D. SOLITRO, TENNESSEE PROFESSIONAL LAND SURVEYOR NO. 3077, ON BEHALF OF REPUBLIC NATIONAL WITH OFFICES AT 480 NEEDLES TRAIL, LONGWOOD, FLORIDA 32779, THE SAID SURVEY HAVING A PROJECT NUMBER OF 230829 AND BEING DATED SEPTEMBER 11, 2023, AND LAST REVISED SEPTEMBER 30, 2023.

Being the same property conveyed to Third Circle, LLC, a Tennessee limited liability company, by Warranty Deed dated September 13, 2023 and filed for record on September 15, 2023 in Instrument No. 20230915-0072330, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 9/13/23 (date of document).

Affiant Signature

3/15/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of March, 2024.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3-15-2025