Deed to LLC
Davidson County

Prepared by and Return to:
Tommy C. Estes, Esq.
MANIER & HEROD, a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

Karen Johnson
Batch # 1115213
03/26/2024 12:16:35 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240326-0020979

TRUSTEE'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Couchville Pike Investors, LLC **P.O. BOX 150129** **Nashville, TN 37215**	**SAME**	**Map: 121-00-0** **Parcel:133.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Tommy C. Estes, Trustee, (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto Couchville Pike Investors, LLC, a Tennessee limited liability company, (hereinafter referred to as "Grantee"), its successors and assigns, all of his right, title and interest each in and to the following described property located in Davidson County, Tennessee:

Beginning at an iron rod situated in the southerly margin of Couchville Pike, 60 foot Right-Of-Way, said point being the northwest corner of the R.S. Pulley property as of record in Deed Book 0739, Page 057, R.O.D.C. Tennessee, and the northeast corner of the property herein described:

Thence, with R.S. Pulley's westerly line, S 1° 16' 19" E, a distance of 1384.78 feet to an iron rod; Thence S. 44° 43' 35" E, a distance of 106.15 feet to an iron rod; Thence, S 13° 22' 14" W, a distance of 911.62 feet to an iron rod situated in the north line of the Airport Authority property as recorded in Deed Book 5280, page 156, R.O.D.C., Tenn.; Thence, N 82° 33' 13" W, a distance of 414.50 feet to an iron rod; Thence, N 5° 38' 21" E, a distance of 959.36 feet to an iron rod; Thence, N 81° 13' 12" W, a distance of 336.49 feet to an iron rod; Thence, N 3° 52' 55" E, a distance of 1286.44 feet to an iron rod; Thence, S 88° 24' 11" E, a distance of 75.00 feet to an iron rod; Thence, N 4° 06' 53" E, a distance of 220.78 feet to an iron rod; situated in the southerly margin of Couchville Pike; Thence, with

said right-of-way, S 77° 17' 43" E, a distance of 240.91 feet to an iron road marking the beginning of a curve to the right; Thence, around said curve having a central angle of 25° 13' 13", a radius of 865.80 feet, a total length of 381.10 feet to the point of beginning and containing 34.77 acres of land more or less.

Said property description was prepared by Dale and Associates, Inc., dated December 6, 1984.

Being the same property conveyed to Tommy C. Estes, Trustee, by Trustee's Quitclaim Deed from John W. Stapp, IV, Trustee, dated March 8, 1996, of record in Book 9982, Pages 465-467 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2377 Couchville Pike, Nashville, in Davidson County, Tennessee 37217.

The legal description stated above has been taken from the prior Trustee's Quitclaim Deed conveying the interest in said property to Grantor and the draftsman assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 26th day of March, 2024.

GRANTOR:

Tommy C. Estes

Tommy C. Estes, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Marcella E Gignilliat, a Notary Public of this County, Tommy C. Estes, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as Trustee for the purposes therein contained.

WITNESS MY HAND, at office, this 26th day of March, 2024.

MARCELLA E. GIGNILLIAT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 4, 2027

Marcella E. Gignilliat
Notary Public
My Commission Expires: 1-4-2027

THIS CONVEYANCE IS EXEMPT FROM TENNESSEE RECORDATION TAX PURSUANT TO TENNESSEE CODE ANNOTATED, Section (a)(1)(C)(viii) [formerly SECTION 67-4-409(3)(H)].