THIS INSTRUMENT PREPARED BY:
Sarah M. Mathews, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1122948 DEEDQC
04/15/2024 03:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240415-0026864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Maria C More
Affiant

SUBSCRIBED AND SWORN to before me this 15th day of April, 2024.

Sarah M. Mathews
Notary Public
My Commission Expires: _____

SARAH M. MATHEWS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Commission Expires November 08, 2027

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Yanahli Bellevue, LLC 809 South Main Street, Lower Level Columbia, TN 38401	Same	142 00 0 368.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, AJS ASSOCIATES, a Kentucky general partnership (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever QUITCLAIM to YANAHLI BELLEVUE, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property"), as more particularly described as follows:.

A PARCEL OF LAND LYING IN THE 22ND COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BOUNDED IN GENERAL U.S. HIGHWAY 70 SOUTH, ON THE NORTH, SUNTRUST, NASHVILLE NATIONAL ASSOCIATION QC-00011384 0000446 (R.O.D.C., TN) ON THE EAST, OLD HARDING PIKE ON THE SOUTH, AND DANNY KING ENTERPRISES, LLC. D.B.- 20080828 0088373 (R.O.D.C., TN) AND HICKS ROAD ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND (DELLE RLS #1710), BEING THE NORTHWEST CORNER OF SUNTRUST BANK; THENCE, WITH THE WEST LINE OF SAID PROPERTY FOR THE FOLLOWING CALLS:

S 01°02'01" E FOR A DISTANCE OF 168.16' TO AN IRON PIN SET (SEC); THENCE, S 22°14'26" E FOR A DISTANCE OF 92.16' TO AN IRON PIN FOUND (NO CAP), BEING THE SOUTHEAST CORNER OF THIS LOT; THENCE, WITH THE NORTHERN RIGHT OF WAY OF OLD HARDING PIKE S 69°05'18" W FOR A DISTANCE OF 167.24' TO AN IRON PIN (SEC); THENCE, WITH THE EAST LINE OF DANNY KING ENTERPRISES, LLC. N 11°15'12" E FOR A DISTANCE OF 213.37' TO A PK NAIL (FOUND); THENCE, WITH THE NORTH LINE OF SAID PROPERTY S 69°02'18" W FOR A DISTANCE OF 152.46' TO A POINT ON THE EASTERN RIGHT OF WAY OF HICKS ROAD; THENCE, WITH SAID RIGHT OF WAY FOR THE FOLLOWING CALLS N 11°09'20" E FOR A DISTANCE OF 123.62' TO A POINT; THENCE, N 34°39'20" E FOR A DISTANCE OF 41.17' TO AN IRON PIN FOUND (NO CAP); THENCE WITH THE SOUTHERN RIGHT OF WAY OF U.S. HIGHWAY 70 SOUTH N 88°54'44" E FOR A DISTANCE OF 171.75' TO THE POINT OF BEGINNING, HAVING AN AREA OF 43547.2 SQUARE FEET, 1.000 ACRES +/-.

BEING THE SAME PROPERTY CONVEYED TO AJS ASSOCIATES BY DEED FROM SUNTRUST BANK, A GEORGIA BANKING CORPORATION, OF RECORD AS INSTRUMENT NO. 20041122-0139993, DATED NOVEMBER 1, 2004, SAID REGISTER'S OFFICE.

This description was prepared by Site Engineering Consultants (850 Middle Tennessee Blvd., Murfreesboro, TN 37129), certified by David A. Parker TN. R.L.S No. 2381, and dated January 26, 2024.

Property commonly known as: 290 Hicks Road, Nashville, Tennessee 37221

[SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 11 day of April, 2024.

GRANTOR:
AJS ASSOCIATES,
a Kentucky general partnership

By: Kimra Schleicher
Title: Vice President

STATE OF INDIANA)
COUNTY OF Floyd)

Before me, a Notary Public of said County and State, personally appeared Kimra Schleicher, the Vice President of AJS Associates, a Kentucky general partnership, the within named bargainer, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged her/himself to be the Vice President of AJS Associates, a Kentucky general partnership and that s/he, as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 11 day of April, 2024.

NOTARY PUBLIC
My Commission Expires: 9-5-2031

COMMISSION NUMBER NP0670088
MARY DENISE SMITH
NOTARY SEAL PUBLIC
FLOYD COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES SEPT. 5, 2031

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Sarah Mathews, 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 April 15, 2024 (date of document).

Sarah M. Mathews
Affiant Signature

4/15/24
Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Mary Charles Davis
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY'S SEAL

