Karen Johnson Davidson County
Batch# 1131871 DEEDQC
05/07/2024 12:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240507-0033557

This Instrument Prepared By/Return To:
Robert L. Scruggs, Attorney at Law
2021 Richard Jones Rd., Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
1207B BCP, LLC Attn: Jay Mikolinski 1001 South Street Nashville, TN 37203	SAME	070-06-0-029.00

QUITCLAIM DEED

I, **D&M Development, LLC, a North Dakota limited liability company,** does hereby quitclaim and by these presents does transfer and convey unto **1207B BCP, LLC, a Tennessee limited liability company**, all of its right, title and interest in and to the following tract of land in Davidson County, Tennessee:

Tract 1: Formerly Known as:0 Old Buena Vista Road, Nashville, TN Map/Parcel: 072-02-0-044.00

Land in Davidson County, Tennessee, and more particularly described by metes and bounds according to an unrecorded survey by Richard B. Omhundro, Civil Engineer, dated June 30, 1962, as follow: S

Starting at a point. (comer fence post) in the easterly margin of New Buena Vista Highway: said point being the southwest corner of a tract of land conveyed to John W. Eagan and wife, by deed of record in Book 2650, page 398, Register's Office for Davidson County, Tennessee; thence with the easterly margin of said Highway north 23" east 100 feet to a point; thence south 75 degrees 18' east with the center line of roadway (as shown by easement of record in Book 3158, page 79, Register's Office for Davidson County, Tennessee) 398 feet more or less to an iron pin, the point of beginning of the hereinafter described tract of land: thence north 15" east 226.9 feet to a point in fence line: thence north 85 degrees 15 east 255.9 feet to a point in Old Buena Vista Road; thence south 8 degrees west 109.4 feet in said roadway: thence south 18 degrees 30, east 82 feet to a point in said roadway: thence south 32 degrees 30" east 132.5 feet to the point in said roadway: thence south 50 degrees east 181.5 feet to a point in said roadway: thence south 55 degrees 30 ' west 341.6 feet to an iron pin: thence north 60 degrees 30 ' west 344 6 feet to an iron pin: thence north 15" east 206 feet to the point of beginning, containing 4.65 acres, more or less.

Tract 2: Formerly known as: 0 West Trinity Lane, Nashville, TN Map/Parcel: 072-02-0-046.00

Land in Davidson County, Tennessee, being the easterly 200 feet of lot No. 4 on the unrecorded subdivision of the J S. Spurlock Lands in the 13th Civil District of said county, described according to a survey thereon made April 21, 1925, by Eric Drake, County Surveyor, as follows:

Beginning at a point in the center line of a county road running between Buena Vista Turnpike and the Hamilton Road, the common southerly corner of lots 4 and 9; thence with the east line of lot No. 4 along the westerly line of lets 5 to 8 inclusive, north 14 1/2 degrees west 1393 feet to the center line of the Buena Vista Turnpike; thence with the center of the same north 65 degrees west 185 feet to the most northerly point in let No. 4; thence with the north line of said lot, south 55 1/2 degrees west 57. 7 feet, more or less. thence south 14 degrees 14" east 1560 feet, more or less, to a point in the center of the county road above mentioned, 100 feet east of the common comer of lots 3 and 4; thence with the center of said county road, known as Young's Lane, north 69 1/2 degrees east 200 feet to the point of beginning.

Included in the above but excluded for the purpose of this deed is the following tract of land:

Beginning at a point in the center line of a county road, known as Young's Lane running between Buena Vista Turnpike and Hamilton Road, at the corner of lots Nos. 4 & 9, thence along the easterly line of lot no. 4 north 14-1/2 degrees west, 700 feet to a point, thence parallel to the Center line of Young's Lane, south (6. 9- 1/2 degrees west 200 feet more or less to a point: thence south 14-1/4 degrees east 700 feet to the center line of Youngs Lane; thence with the center line of the same north 69 1/2 degrees east feet to the point of beginning.

Tract 3: Formerly known as: 1107 West Trinity Lane, Nashville, TN Map/Parcel: 072-06-0-029.00

Land in Davidson County, Tennessee, being the easterly 25 feet front of Lot No. 3 and the westerly 100 feet front of Lot No. 4 on the unrecorded subdivision of J. S. Spurlock's Lands in the 13t Civil District of said County, described according to a survey made by S. M. McMurray Engineering Company, April 23, 1904, as follows:
Beginning at a point in the center of Young's Lane 972 feet westerly from the centerline of the Old Buena Vista Pike; thence N. 14 Deg. 15' W. 1503 feet to a stake 57.7 feet West to the center line of the Old Buena Vista Pike; thence S. 60 Deg. 15' W. 132 feet to a stake; thence S. 14 Deg. 15' E. 1469 feet to the center of Young's Lane; thence with said Lane N. 70 Deg. 40' E. 125 feet to the beginning.

INCLUDED BUT EXCLUDED FROM THE ABOVE –

Land in Davidson County, Tennessee, being Lot 1 on the Final Plat Re-subdivision of a portion of Lots 3 & 4 of the J. S. Spurlock Lands of record in Instrument No. 20221206-0127159, Register's Office for Davidson County, Tennessee. Said property being conveyed to McCoy Construction, LLC, a Tennessee limited liability company from Jason McCoy of record in Instrument No. 20221215-0130119, dated December 14, 2022 and recorded December 15, 2022, Register's Office for Davidson County, Tennessee.

Tract 4: Formerly Known As: 1105 West Trinity Lane, Nashville, TN Map/Parcel: 072-06-0-030.00

Land in the 13th Civil District of said County and State, being the easterly 200 feet of the southerly part of Lot No. 4 on the unrecorded plan of the subdivision of the J.S. Spurlock lands, described according to a survey made by Erlee Drake, County Surveyor, April 21, 1825, as follows: Beginning in the center of West Trinity lane, formerly Young's Lane, at the corner of Lots Nos. 4 and 9; thence with the easterly line of Lots Nos. 9, 8. 7, and 6 North 14 1/4 degrees west 700 feet; thence South 69 1/2 degrees west 200 feet; thence south 14 1/2 degrees east 700 feet to the center of West Trinity Lane; thence with the center of said lane. North 69 1/2 degrees east 200 feet to the beginning, including but excluding there from a strip of land with an average width of 21 feet across the front of said property for road purposes as set out in right-of-way agreement between Victor T. Glass and wife Edith J. Glass, and Davidson County Highway Commission, of record in Book 1637, page 21, Register's Office for Davidson County, Tennessee.

INCLUDED BUT EXCLUDED is the property conveyed to The Metropolitan Government of Nashville and Davidson County by an Order of Possession of record in Book 8493, page 608, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to D&M Development, LLC, a North Dakota limited liability company by Quitclaim Deed from D&M Development, LLC, to combine all 4 parcels into 1 Parcel, of record in Instrument No. 20220510- 0053458, dated May 10, 2022 and recorded May 10, 2022, and corrected as Instrument No. 20240502-0032228,Register's Office for Davidson County, Tennessee.

Property known as: 1107 West Trinity Lane, Nashville, TN 37218

This instrument and the interest hereby released and quitclaimed are subject to such as taxes, limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of May 2024.

D&M Development, LLC

By: _____
James A. Mikolinski, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **James A. Mikolinski,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of D & M Development, LLC, (the "Company") the within named bargainor, a North Dakota limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Member.

Witness my hand, this the 6th day of May, 2024.

Notary Public
Commission Expires: 1-8-2025

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 6th day of May 2024.

Notary
Commission Expires: 1-8-2025

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 6th day of May, 2024.

Robert L. Scruggs, Affiant Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 6th day of May, 2024

Notary's Signature

My Commission Expires 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025