Karen Johnson Davidson County
Batch# 1132245 DEEDQC
05/08/2024 08:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240508-0033703

Prepared by and Return to:	New Property Owner:	Property Address:	Mail Tax Bills To:	Tax Parcel No.:
Norman B. Gerry Friend, Hudak & Harris, LLP Three Ravinia Drive, Suite 1700 Atlanta, GA 30346	Rentokil North America, Inc. 1125 Berkshire Boulevard, Suite 150, Wyomissing, PA 19610	1701 Lebanon Pike, Nashville, TN 37210	Rentokil North America, Inc. Attn: William McAllister 150 Peabody Place, Memphis, Tennessee 38103	09400005700

QUIT CLAIM DEED

STATE OF TENNESSEE

COUNTY OF SHELBY

The undersigned Affiant affirms that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

RENTOKIL NORTH AMERICA, INC.

By: _____
William McAllister, Secretary

Subscribed and sworn to before me this 1st day of April 2024.

_____ (Seal)
Notary Public

TERESA A. GIFFORD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My commission expires: August 5, 2024

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made and entered into as of the **1st day of April 2024** by and between **The Terminix International Company L.P.**, a Delaware limited partnership ("Grantor") whose post office address is **150 Peabody Place, Memphis, Tennessee 38103**, being the same property conveyed to The Terminix International Company Limited Partnership by ServiceMaster Acceptance Corporation, a Delaware corporation by deed dated as of the 31st day of December 2017, of Batch# 184744 and bar code 20190116-0004683, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made, and **Rentokil North America, Inc.**, a Pennsylvania corporation ("Grantee") whose post office address is **1125 Berkshire Boulevard, Suite 150, Wyomissing, PA 19610**. The words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.

WITNESSETH:

That Grantor, for valuable consideration paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, has remised, released and quitclaimed, and by these presents does hereby remise, release and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to the property lying and being in the County of Davidson, State of Tennessee more fully described on the attached Exhibit "A" (the "Property").

The Property is improved property and the address is: **1701 Lebanon Pike**
Nashville, TN 37210

IN WITNESS WHEREOF, Grantor by authority duly given, has executed this instrument and sealed this Quit Claim Deed, effective as of the day and year first above written.

GRANTOR:

Witnessed or attested by:

The Terminix International Company L.P.,
a Delaware limited partnership

Wesley T. Gifford
Signature

By: _____ (Seal)
William McAllister, Secretary

Wesley Gifford

STATE OF TENNESSEE }
COUNTY OF SHELBY } SS:

I CERTIFY THAT on this 1st day of April 2024 before me personally came William McAllister, to me known, who, being duly sworn, said that he is the Secretary of The Terminix International Company L.P. described and which executed the foregoing instrument, and that he signed his name thereto on behalf of the corporation pursuant to all requisite authority.

I CERTIFY THAT on this 1st day of April 2024 before me personally came WILLIAM MC ALLISTER, to me known, who, being duly sworn, the subscribing witness, signed this proof under oath to attest to the truth of these facts.

Teresa A. Gifford
Notary Public (Seal)
My commission expires: August 5, 2024

TERESA A. GIFFORD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION

Situated and lying in Davidson County, Tennessee:

A tract of land situated in the 3rd Civil District of Nashville, Davidson County, Tennessee, more particularly described as follows:

Beginning at an existing iron rod set in the southerly margin of Lebanon Pike (also known as U.S. Highway 70) being the northeast corner for this hereon described tract of land and the northwest corner of the David Patrick Brumfield III property as evidenced in Deed Book 9707, Page 583, in the Register's Office of Davidson County, Tennessee; thence leaving said margin south 05 degrees 40 minutes 53 seconds west 159.83 feet to an existing concrete monument set in the northeasterly margin of Lebanon Pike Circle; thence with said margin north 52 degrees 30 minutes 33 seconds west 254.56 feet to an existing concrete monument being the southwest corner for this tract; thence, north 31 degrees 08 minutes 55 seconds east 62.77 feet to new iron rod set in the south margin of Lebanon Pike (also known as U.S. Highway 70); thence running with said margin with a curve to the left having a delta of 07 degrees 27 minutes 40 seconds, a radius of 1,474.39 feet, a tangent of 96.13 feet, a length of 192.00 feet and a chord of South 75 degrees 00 minutes 57 seconds east 191.86 feet to the point of beginning.

Together with that certain sewer and drainage easement of record in Deed Book 10344, Page 509, in the Register's Office of Davidson County, Tennessee.

The foregoing property is improved property and address is: 1701 Lebanon Road
Nashville, TN 37210

Being the same property conveyed by Quitclaim Deed to Grantor at Instrument Number 20100728-0059026 in the Register's Office of Davidson County, Tennnesee.

CERTIFICATE OF AUTHENTICITY

I, William McAllister, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the Quit Claim Deed tendered for recording herewith and that this document is a true and exact copy of the original document executed and authenticated according to law as of April 1, 2024.

_____(Seal)
William McAllister, Secretary
The Terminix International Company L.P.

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, Teresa A. Gifford of the state and county mentioned, personally appeared William McAllister with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Secretary (or other officer authorized to execute the instrument) of The Terminix International Company L.P., the within named bargainor, a corporation, and that such Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as The Terminix International Company L.P.

Witness my hand, at office, this 1st day of April 2024.

_____
Notary's Signature (Seal)

My commission expires: August 5, 2024

