Karen Johnson Davidson County
Batch# 1140972 DEEDQC
05/30/2024 02:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240530-0040199

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JAT)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
SAS Strategic Realty Partners, LLC c/o Sharon A. Sheriff 5621 Ottershaw Ct. Brentwood, TN 37027	Same	086-00-0-052.00

FOR AND IN CONSIDERATION OF the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SHARON A. SHERIFF** (the "Grantor"), an unmarried widow, does hereby quitclaim and convey unto **SAS STRATEGIC REALTY PARTNERS, LLC, a Tennessee limited liability company** (the "Grantee"), their successors and assigns, all of the Grantor's right, title and interest in and to certain real property located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, subject to any encumbrances previously recorded.

This is improved property known as 3616 Central Pike, Nashville, Tennessee 37076.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 21st day of May, 2024.

SHARON A. SHERIFF

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Sharon A. Sheriff, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and office, this 21st day of May, 2024.

JONATHAN THOMASON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Nov. 2, 2026

Notary Public
My Commission Expires: 11/2/26

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00

Affiant

Sworn to and subscribed before me this 21 day of May, 2024.

Notary Public
My commission Expires:

MICHELE KRISTIANNE TOUCHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires March 3, 2028

37496903.1

EXHIBIT A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 3 ON THE UNRECORDED SURVEY MADE BY ERNEST PARKER HALL, REGISTERED LAND SURVEYOR, TENNESSEE NO. 838, DATED OCTOBER 1, 1997, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A PK NAIL IN THE WEST MARGIN OF CENTRAL PIKE AND BEING THE NORTHEAST CORNER OF TRACT NO. 2; THENCE LEAVING SAID PIKE AND RUNNING WITH TRACT NO. 2 FOR THE NEXT FOUR CALLS, SOUTH 70° 40' 10" WEST 422.26 FEET 10 AN IRON ROD; THENCE SOUTH 27° 11' 07" WEST 234.11 FEET TO AN IRON ROD; THENCE SOUTH 0° 00' 33" EAST 245.73 FEET 10 AN IRON ROD; THENCE SOUTH 89° 59' 27" WEST 86.22 FEET 10 AN IRON ROD; THENCE LEAVING TRACT NO. 2, NORTH 0° 00' 33" WEST 350.0 FEET TO AN IRON ROD; THENCE NORTH 72° 27' 27" EAST 115.00 FEET TO AN IRON ROD; THENCE NORTH 3° 06' 27" EAST 710.53 FEET TO AN IRON ROD IN THE WEST MARGIN OF CENTRAL PIKE; THENCE WITH SAID MARGIN AND WITH A CURVE TO THE RIGHT WITH A RADIUS OF 1083.08 FEET FOR A DISTANCE OF 679.71 FEET AND HAVING A CHORD OF SOUTH 41° 32' 58" EAST 668.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.06 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO SHARON A. SHERIFF, BY TRUSTEE'S QUITCLAIM DEED FROM SHARON A. SHERIFF, SOLELY IN HER CAPACITY AS TRUSTEE OF THE SHERIFF 2007 FAMILY TRUST, OF RECORD IN INSTRUMENT NO. 20240528-0039056, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 May 21, 2024 (date of document).

Affiant Signature

05/30/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of May, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

