Karen Johnson Davidson County
Batch# 1143131 DEEDQC
06/04/2024 02:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240604-0041749

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(4). Affiant Sworn to and subscribed before me this June 4, 2024. Notary Public Comm Exp:

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
FC HOLDINGS LLC		068-00-0-059.00
4251 Gosey Hill Road	SAME AS NEW OWNER	068-00-0-060.00
Franklin, Tennessee 37064		057-00-0-104.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -$10- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, MEREDITH EZELL FLAUTT III and wife, AMY FLAUTT (Grantors), do hereby quitclaim, release, and convey any and all of our right, title and interest in and to that certain real estate located in in Davidson County, Tennessee, to FC HOLDINGS LLC, a Tennessee limited liability company (Grantee), its successors and assigns, being more particularly described as follows:

First Tract:

A tract of land in the 13th Civil District of Davidson County, Tennessee, being Tract No. 1 on a survey prepared by Georama Land Surveying, more particularly described as follows:

BEGINNING at a monument in the northerly margin of Hydes Ferry Pike, the SW corner of this tract and a SE corner of Wall; thence along Wall's easterly line, N 2 deg. 41' 31" E 765.23 feet to a stake; the NW corner of this tract; thence leaving Wall's line, 86 deg. 45' E 335.44 feet to a stack, the NE corner of this tract; thence S 6 deg. 57' 33" W 832.12 feet to a stake in the northerly margin of Hydes Ferry Pike; thence along said margin, in a

northwesterly direction 288.04 feet to the point of beginning and containing **5.66 acres more or less.**

This is property commonly known as 4642 Ashland City Highway, Nashville, TN 37218* (Map & Parcel No. 068-00-0-059.00)

Second Tract:

Land in the 13th Civil District of Davidson County, Tennessee described as follows:

Beginning at a point in the northerly margin of Hydes Ferry Pike, the SW corner of this tract and SE corner of 5.02 acre tract, presently owned by Grantee; thence along the common line of said two tracts, **N** 6 deg. 57' 33" **E** 832.12 feet to a point; thence S 86 deg. 45' E 237.45 feet to a point; thence S 4 deg. 45' 30" W 891.57 feet to a stake and S 4 deg. 45' 30" W 17.0 feet to a point in the northerly margin of Hydes Ferry Pike; thence with said margin in a westerly direction 59.20 feet; thence N 4 deg. 45' 30" E 20 feet; thence 225.96 feet westerly to the point of beginning, and containing **5.02 acres, more or less.**

This is property commonly known as [No Street No.] Ashland City Highway, Nashville, **TN** 37218* (Map & Parcel 068-00-0-060.00)

Third Tract:

Land in the 13th Civil District of Davidson County, Tennessee, described as follows: BEGINNING at a stake in the Northeast corner of a 5.66 acre tract, presently owned by Grantee, the NW corner of 5.02 acre tract, presently owned by grantor's and the SE corner of this tract; thence along the rear line of grantee's 5.66 acre tract, in a westerly direction 335.44 ft. to a point the SW corner of this tract and the NW corner of grantee's 5.66 acre tract; thence will wall's E line, N 2 deg. 41' 31" E 901.57 ft. to a post, the NW corner of this tract; thence S 6 deg. 57' 33" W 800 ft. to a point of beginning, containing **7.15 acres, more or less.**

This is property commonly known as [No Street No.] Ashland City Highway, Nashville, TN 37218* (Map & Parcel 057-00-0-104.00)

Being the same property conveyed to MEREDITH EZELL FLAUTT III and wife, AMY FLAUTT from MEREDITH EZELL FLAUTT III, by Quitclaim Deed of record in Instrument No. 20230906-0069683, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, that may affect the premises.

The legal description is taken from the prior deed of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

The property is known as 4642 Ashland City Highway, Nashville, Tennessee 37218.

IN WITNESS WHEREOF, the Grantors has caused this instrument to be executed on June 4, 2024.

MEREDITH EZELL FLAUTT III

AMY FLAUTT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MEREDITH EZELL FLAUTT III and AMY FLAUTT, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this June 4, 2024.

NOTARY PUBLIC

My Commission Expires: _____

ROBERT M. PAUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-03-2024

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 June 4, 2024.

6/4/24
ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 4th day of June, 2024.

Notary Public

My Commission Expires:

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025