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Karen Johnson
Batch # 1144657
06/07/2024 03:00:34 PM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20240607-0042928

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Menaduke LLC 3804 Dartmouth Ave. Nashville, TN 37215 Attn: Adam Schneider	07116004800, 07116004601	Same
This instrument prepared by: Dickinson Wright PLLC 424 Church Street, Suite 800 Nashville, TN 37219 Attn: Colin T. Ferguson		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, WALTON_DOUGLAS & JONES, LLC, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey to Menaduke LLC, a Tennessee limited liability company ("**Grantee**"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance is subject to such limitations, restrictions and encumbrances of record as may affect the premises.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

(Signature on following page)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 5th day of June, 2024.

GRANTOR:

WALTON_DOUGLAS & JONES, LLC,
a Tennessee limited liability company

By: _____
Name: Anderson L. Jarman
Title: Authorized Signatory

STATE OF TN)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, Notary Public for the State of TN, Anderson L. Jarman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Authorized Signatory of Walton_Douglas & Jones, LLC, a Tennessee limited liability company, and is authorized by such company to execute this instrument on its behalf.

Witness my hand, at office, this 5th day of June, 2024.

_____
Notary Public
My Commission Expires: _____

GREGORY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY GILL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00.

Affiant

Sworn to and subscribed before me this 5th day of July, 2024.

Notary Public

My Commission Expires: 8/31/2025

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A
Property Description

Land situated in Davidson County, Tennessee, and more particularly described as follows:

Parcel 1:

Tract 1:
Beginning at a point on the right of way (R/W) of Jones Avenue and being the Northwest corner of Parcel 48 Tax Map 71-16 R.O.D.C., TN, and being the Southwest corner of herein described tract;

Thence N 07° 15'58"E 50.00' to a point;

Thence leaving Jones Avenue S 84° 09'33"E 116.57' to a point;

Thence S 07°31'51"W 50.01' to a point;

Thence N 84° 09'03"W 116.34' to the point of beginning containing 5,821.02 Sq. Ft. or 0.13 Ac.

Tract 2:
Beginning at a point on the right of way (R/W) of Douglas Avenue and being the start of the radius return with Jones Avenue;

Thence with a curve to the right having a central angle of 90° 21'01", a radius of 25.00, a length of 39.42 feet and a chord of N 38° 58'07 W 35.46 feet to a point on the R/W of Jones Avenue;

Thence with R/W N 06° 12'21"E 8.53' to a point;

Thence with S 83° 14'15"E 9.00' to a point;

Thence N 07° 15'58"E 66.19' to a point;

Thence leaving Jones Avenue S 84° 09'33"E 116.34' to a point;

Thence S 07° 31'51" W 99.82 to a point on R/W of Douglas Avenue;

Thence with R/W N 84° 06'45"W 99.10 to the point of beginning containing 11,737.16 Sq. Ft. or 0.27 Ac.

Tract 3:
Beginning at a point on the right of way (R/W) of Douglas Avenue and being the southeast corner of Parcel 48 on Property Map 71-16 and the southwest corner of herein described tract;

Thence leaving R/W N 07° 31'51"E 149.83' to a point;

Thence S 84° 09'03"E 25.00' to a point;

Thence S 84° 43'43"E 32.47' to a point;

Thence S 07° 12'31"W 150.17 to a point of R/W of Douglas Avenue;

Thence with R/W N 84° 07 11"W 58.30' to the point of beginning containing 8674.95 Sq. Ft. or 0.20 Ac.

Being part of the same property conveyed to **Walton_Douglas & Jones, LLC** by Quitclaim Deed by Walton Douglas_ & Jones, LLC of record in Instrument No. **20240304-0015042**, in the Register's Office of Davidson County, Tennessee.

Parcel 2:
Beginning at a point on the right of way (R/W) of Jones Avenue and being the Northwest corner of Parcel 47 Tax Map 71-16 R.O.D.C., TN, and being the Southwest corner of herein described tract;

Thence N 07° 15'58"E 65.16' to a point;

Thence leaving Jones Avenue S 84° 09'33"E 141.00' to a point;

Thence S 06° 45'33"W 65.17' to a point;

Thence N 84° 09'03"W 141.59' to the point of beginning containing 9,204.77 Sq. Ft. or 0.21 Ac.

Being part of the same property conveyed to **Walton_Douglas & Jones, LLC** by Special Warranty Deed from Michael P. Williamson and Vickie Lynn Williamson of record in Instrument No. **202203110028369**, in the Register's Office of Davidson County, Tennessee.

THE ABOVE PROPERTIES ARE FURTHER DESCRIBED AS FOLLOWS:

Located in Davidson County, Tennessee, and being Unit Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and the Common Elements of DOUGLAS JONES CORRIDOR CONDOMINIUMS, created under Title 66, Chapter 27, Section 201, Tennessee Code Annotated, and as established by that certain DECLARATION FOR DOUGLAS JONES CORRIDOR CONDOMINIUMS, of record in Instrument No. 20240607-0042928, in the Register's Office for Davidson County, Tennessee. Reference is further made to the plat of said condominium set forth in Exhibit "B" of said instrument for the identification and location of the Units described herein.

Together with the Common Elements appurtenant thereto, including By-Laws, described in said instrument of record in Instrument No. 20240607-0042928 said Register's Office.

Together with declarant rights set forth in the ASSIGNMENT AND ASSUMPTION OF DECLARANT RIGHTS of record in Instrument No. 20240607, said Register's Office.

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