Karen Johnson Davidson County
Batch # 1148305 DEEDQC
06/18/2024 09:15:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240618-0045613

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 10th day of June, 2024.

Notary Public: _____
My Commission Expires:

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Childress Collision Holdings, LLC 223 Druid Hills Dickson, TN 37055	New Owner	105-02-0-37.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Childress Collision Center, a Tennessee limited liability company, a/k/a Childress Collision Center, LLC, a Tennessee limited liability company** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **Childress Collision Holdings, LLC, a Tennessee limited liability company**, (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following:

Land in Davidson County, Tennessee, and being Lots Nos. 7, 8, 9, and the southerly 43' of Lot No. 10 on the plan of Franklin Square, as of record at Book 57, Page 163, Register's Office for said County, and described according to a survey by Barge, Waggoner and Summer dated July 12, 1972, (with the widening of 8th Avenue South) as follows:

Beginning at an iron pin in the easterly margin of future right-of-way of 8th Avenue South, said iron pin being 93 feet from Olympic Street; thence N 86 deg. 27 min. E, 137 feet to an iron pin in the westerly margin of Alley No. 402; thence, with said margin of said alley, S 3 deg. 08 min. E, 193.6 feet to an iron pin; thence, S 87 deg. 30 min. W 141.2 feet to an iron pin in the easterly margin of 8th Avenue South; thence, with the easterly margin of future right-of-way of said 8th Avenue South, N 1 deg. 53 min. W, 191 feet to the point of beginning.

Being the same property that was conveyed to Childress Collision Center, a Tennessee limited liability company, by Special Warranty Deed from Jody Damron and Carla Damron, dated June 23, 2017, of record in Instrument No. 20170623-0063675, in the Register's Office for Davidson County, Tennessee.

This is property is commonly known as: 1108 8th Ave. S., Nashville, TN 37203

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.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 10th day of June, 2024.

Childress Collision Center, LLC, a Tennessee limited liability company

By: Raymond D. Childress
Its: Member

By: Candace Farris
Its: Member

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Raymond D. Childress and Candace Farris, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged themselves to be Members of Childress Collision Center, LLC, the within named bargainor, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Childress Collision Center, LLC by the said Raymond D. Childress and Candace Farris as Members.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of ~~May~~ June, 2024

NOTARY PUBLIC
My Commission Expires:

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027