Karen Johnson
Batch # 1153170
07/01/2024 03:55:00 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240701-0049606

THIS INSTRUMENT PREPARED BY:
Katlin R. Warner, Esq.
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COBLE PROPERTIES, LLC 7620 Old Charlotte Pike Nashville, TN 37209	Same	09413012900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE

Affiant

SUBSCRIBED AND SWORN to before me this 24th day of June, 2024.

Notary Public
My Commission Expires: 3-9-2027

CLAIRE RADEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, COBLE PARTNERS, a Tennessee general partnership, ("Grantor") by these presents does hereby quitclaim and convey unto COBLE PROPERTIES, LLC, a Tennessee limited liability company, ("Grantee") its successors and assigns, all of its right, title and interest in and to that certain tract or parcel of real property located in Davidson County, Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Revision to the Resubdivision of Lots 1 and 3, Section Two, Fesslers Park, of record in Instrument No. 20120803-0069157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Coble Partners by Quitclaim Deed of record in Instrument No. 2012009-0092452, Register's Office for Davidson County, Tennessee and by Warranty Deed of record in Instrument No. 20121009-0092451, Register's Office for Davidson County, Tennessee.

Together with all appurtenant rights under that certain Easement Agreement of record in Book 7737, page 69, Register's Office for Davidson County, Tennessee.

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property, including but not limited to those on **Exhibit A**, attached hereto and incorporated herein by reference.

This is improved property known as 720 Calhoun Ave, Nashville, TN 37210.

WITNESS its hand this _____ day of _____, 2024, the corporate party having executed this instrument by its duly authorized representatives.

COBLE PARTNERS

By: _____
Neely B. Coble, III, General Partner

By: _____
G. William Coble, III, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Neely B. Coble, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a general partner of Coble Partners, the within named bargainor, a general partnership, and that he as such general partner executed the within instrument for the purposes therein contained by signing the name of the general partnership by himself as such general partner.

WITNESS my hand and official seal at Nashville, Tennessee this 24th day of June, 2024.

_____
Notary Public

My Commission Expires:

3-9-2027

CLAIRE RADEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named G. William Coble, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a general partner of Coble Partners, the within named bargainor, a general partnership, and that he as such general partner executed the within instrument for the purposes therein contained by signing the name of the general partnership by himself as such general partner.

WITNESS my hand and official seal at Nashville, Tennessee this 24th day of June, 2024.

Claire Radel
Notary Public

My Commission Expires:

3-9-2027

CLAIRE RADEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

EXHIBIT B

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Matters shown on the Plan of record in Instrument No. 20120803-0069157, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3818, Page 599, said Register's Office.

4. Exceptions to Easement of record in Book 7737, Page 69, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7736, Page 989, Book 7732, Page 943, and in Book 7086, Page 397, said Register's Office.

6. Grant of Gas Service Line or Fuel Line Easement of record in Book 7953, Page 956, said Register's Office.

7. Reciprocal Easement Agreement of record in Book 7808, Page 755, said Register's Office.

8. Lack of direct access to and from controlled access highway.