Box 14

QUITCLAIM DEED

Karen Johnson
Batch # 1159518
07/18/2024 10:01:10 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240718-0054140

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2024.

Notary Public

My commission expires: 12/14/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Roark Realty Investment Group, LLC, a Tennessee limited liability company	**OWNER**	**P/O 160-007.00**
96 Jamestown Park		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Benjamin Holman Richards and Rebecah Ann Richards, as husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Roark Realty Investment Group, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:
Land in Davidson County, Tennessee being Lot Nos. 4 and 9, the east parts of Lots Nos. 5 and 8, and the westerly parts of Lots Nos. 3, 10, 11 and 12, part of a 15 foot alley and part of Hooper Street (both said street and alley now being closed by abandonment of record in Book 1196, page 56), and also part of a 30.87 acre tract on the Plan of Roser Heights, of record in Book 332, page 146, Register's Office for Davidson County, all of said property being collectively described as follows:

BEGINNING at a point in the northerly margin of Old Hickory Boulevard 45 feet east of the common corner of Lots 3 and 4, being the southwest corner of the land conveyed to Blanche Wells by deed from S. P. DeVault and wife, of record in Book 1115, page 52, said Register's Office; thence with the westerly line of the Wells' property, North 2121.7 feet to a point in the southerly line of the Sudekum Lands; thence with the line of the same North 87-1/2° West 210 feet to the northeast corner of the property

conveyed to Pose Long Gilmore, by deed from S. P. DeVault and wife, of record in Book 1077, page 273, said Register's Office; thence with Gilmore's easterly line South 1° West 2121.7 feet to the North margin of Old Hickory Boulevard at Gilmore's southeast corner, being 210 feet east of the southeast corner of the Hills Lands; thence with the margin of said Boulevard, South 87 ½° East 210 feet to the point of beginning.

BEING part of the same property conveyed to Benjamin Richards and Rebecah Richards, husband and wife, by Warranty Deed dated December 22, 2022, from Mark C. Ingram, married, of record in Instrument No. 20230103-0000023, Affidavit of Correction of record in Instrument No. 20231114-0088752, said Register's Office.

Excluded Tract A:

INCLUDED but specifically excluded from the above Tract I description is the property as set out in Book 5481, page 677, as described herein:

LAND in the City of Oak Hill, Davidson County, Tennessee, being part of the S. A. Roser 30.87 acre tract on the Map of Roser Heights, of record in Plat Book 332, page 146, Register's Office for said County, and more fully described as according to a May 1979, survey by Elbert F. Luther, Jr., Engineer, as follow:

BEGINNING at an iron pin at the southeasterly corner of Lot No. 31 on the Plan of Section Four, Boker Heights, of record in Plat Book 4300, page 131, said Register's Office; thence with the easterly line of said Lot 31, North 2° 45' East 272.37 feet to a concrete monument at the northeasterly corner of said Lot; thence South 87° 59' East 210 feet to a concrete monument; thence, South 40° 23' West 344.1 feet to the point of beginning and containing 0.6 acres more or less, now being a portion of Lot No. 31, Boker Heights Subdivision, Section 4, as of record in Plat Book 5200, page 501, said Register's Office.

Excluded Tract B:

ALSO INCLUDED but specifically excluded from the above Tract I description is the property described as Lot Nos. 4, 9, 3, 10, 11 and 12 on the Map of Roser Heights, of record in Plat Book 332, page 146, said Register's Office.

BEING part of the same property conveyed to Benjamin Richards and Rebecah Richards, husband and wife, by Warranty Deed dated December 22, 2022, from Mark C. Ingram, married, of record in Instrument No. 20230103-0000023, Affidavit of Correction of record in Instrument No. 20231114-0088752, said Register's Office. This being the same property as was previously conveyed to Roark Realty Investment Group, LLC, a Tennessee limited liability company by deed from Benjamin Holman Richards and wife Rebecah Ann Richards of record in Instrument No. 20240625-0047482, said Register's Office.

As recited above, the property which is conveyed by this quitclaim deed is intended to be the same property as was conveyed in a prior quitclaim deed (the "June 2024 QCD") as recorded as Instrument No. 20240625-0047482, said Register's Office. This quitclaim deed has been executed and recorded to supplement the June 2024 QCD in recognition that the Grantor had previously received title to the un-platted acreage property with a more detailed metes and bounds legal description as set forth above as the description of Tract I.

Box 14

THIS instrument has been prepared by the firm of Attorneys Title Co., Inc., based upon verbal information and directions from the respective parties. The parties acknowledge and understand that said firm has relied on information provided to it and does not represent the accuracy thereof.

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

This is unimproved property known as a portion of the property addressed as 814 Old Hickory Boulevard, Brentwood, TN 37027, but excluding any portion of the subject property which is included in the platted lot(s) as recited in Excluded Tract B as described above.

Witness our hands this **16th** day of **July, 2024.**

Benjamin Holman Richards

Rebecah Ann Richards

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin Holman Richards and Rebecah Ann Richards, as husband and wife, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 2024.

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24