Karen Johnson Davidson County
Batch# 1164475 DEEDQC
07/31/2024 08:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240731-0057866

Prepared By and Return To:
Concord Title
3000 Meridian Blvd.,
Suite 140
Franklin, TN 37067

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 30 day of July, 2024

Notary Public
My Commission Expires: 3/9/27

L. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# QUIT CLAIM DEED

| OWNER | SEND TAX BILLS TO | MAP & PARCEL |
|---|---|---|
| ADH Partnership<br>125 3rd Ave N<br>Franklin, TN 37064 | New Owner<br>125 3rd Ave N<br>Franklin, TN 37064 | 00-94-114.00-R-000 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **ANDERSON PROPERTIES, A PARTNERSHIP** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL OF MY RIGHT, TITLE AND INTEREST UNTO, **ADH PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being Lot 1-B on the Re-Resubdivision of Lot 1 Section One River Hills Industrial Park, of record in Book 4300, Page 151, Register's Office for said County.**

**Saind Lot 1-B fronts 300.20 feet on the westerly side of Spence Lane and extends back 177.5 feet on its northerly line and 43.27 feet on its southerly line to the Louisville and Nashville Railroad right-of-way on which it measures 150.48 feet.**

**Being part of the same property conveyed to Anderson Properties, a partnership by deed from Davis Anderson Associates, a partnership composed of Davis Development and Financial Corp and L. C. Anderson, Jr., dated February 4, 1988, of record in Book 7469 and Page 57, Register's Office for Davidson County, Tennessee.**

**Being also known as 199 Spence Ln Nashville, TN 37210.**

*This conveyance is made subject to any and all matters, restrictions and/or easements 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.

Witness my hand this 26 day of July, 2024.

Anderson Properties, a partnership
By: Leona A. Butler

KIMBERLY LYNN SAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Leona A. Butler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of Anderson Properties, a partnership, the within named bargainor, and that she as such partner being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the partnership, by herself as its partner.

Kimberly L Sams
Notary Public
Commission Expires: 8-15-2027

Witness my hand this 26 day of July, 2024.

William O. Butler Jr.
Anderson Properties, a partnership
By: William O. Butler, Jr.

KIMBERLY LYNN SAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared William O. Butler, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the partner of Anderson Properties, a partnership. the within named bargainor, and that he as such partner being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the partnership, by himself as its partner.

Kimberly L Sams
Notary Public
Commission Expires: 8.15.2027

**Certificate of Authenticity**

I, Nick Harris, 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 July 26, 2024.

Affiant Signature

7/26/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of July, 20 24.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY