This document prepared from information furnished by the parties and no title search was performed

Karen Johnson Davidson County
Batch # 1172106 DEEDQC
08/20/2024 08:20:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20240820-0063602

PREPARED BY:
Fulmer Lucas Engineering, LLC
2002 Richard Jones Road, Suite B200
Nashville, Tennessee 37215

STATE OF TENNESSEE: COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION FOR THE HEREIN TRANSFER IS $0.00

NATHAN W. LYONS
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 16 DAY OF AUGUST, 2024.

MOLLY ANNE SIMMONS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

MY COMMISSION EXPIRES 03 MAY 2027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL NO.
1101 SIXTY THIRD, LLC PO BOX 158434 NASHVILLE,TN 37215	NEW OWNER	Tax Map: 091-00 Parcels: 7.00

QUITCLAIM DEED

For and in consideration of the sum of Zero (0.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, 1101 SIXTY THIRD, LLC, by these presents do hereby quitclaim and convey unto 1101 SIXTY THIRD, LLC, all of our rights, title and interest in and to the following described parcel of land in Davidson County, Tennessee, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee of record in Instrument number 20220128 0010632;

BEGINNING at the northeast corner of the property at parcel ID 09100000700;

Thence continuing for the following calls: South 35 deg 36 min 47 sec west for a distance of 951.67 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 09° 40' 34.6", having a radius of 50.50 feet, and whose long chord bears south 78 deg 59 min 27 sec west for a distance of 8.52 feet. Thence, south 83 deg 49 min 44 sec west for a distance of 26.58 feet to the beginning of a curve, said curve turning to the right through an angle of 41° 53' 26.2", having a radius of 50.50 feet, and whose long chord bears north 75 deg 13 min 33 sec west for a distance of 36.11 feet. Thence, north 54 deg 16 min 50 sec west for a distance of 125.43 feet to a point on a line. Thence, south 58 deg 22 min 10 sec west for a distance of 16.58 feet to the beginning of curve, Said curve turning to the right through an angle of 62° 11' 03.1", having a radius of 468.34 feet, and whose long chord bears north 00 deg 30 min 49 sec east for a distance of 483.72 feet to a point of intersection with a line. Thence, north 42 deg 32 min 39 sec east for a distance of 408.60 feet to a point on a line. Thence, south 54 deg 13 min 21 sec east for a distance of 153.61 feet to a point on a line. Thence, north 35 deg 06 min 09 sec east for a distance of 91.20 feet to a point on a line. Thence, south 89 deg 01 min 51 sec east for a distance of 35.70 feet to a point on a line. Thence north 35 deg 48 min 09 sec east a distance of 90.87 feet to the a

point on a line. Thence, south 54 deg 25 min 57 sec east for a distance of 237.62 feet to the POINT OF BEGINNING; containing 380,483 square feet or 8.73 acres more or less;

Being the same property conveyed to 1101 SIXTY THIRD, LLC of record in Instrument Number 20220128 0010632.

THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE PARCELS being the same property conveyed to 1101 SIXTY THIRD, LLC, by deed of record as Instrument No. 20220128 0010632, RODC, and as shown in the attached Exhibit 1101 SIXTY THIRD, LLC Property dated 08-15-2024.

Witness my hand and seal on this the 16th day of August, 2024.

1101 SIXTY THIRD, LLC
By: _____
Nathan Lyons - Managing Member

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, NATHAN W. LYONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the OWNER of 1101 SIXTY THIRD, LLC, and is authorized by the corporation to execute this instrument on behalf of the corporation.

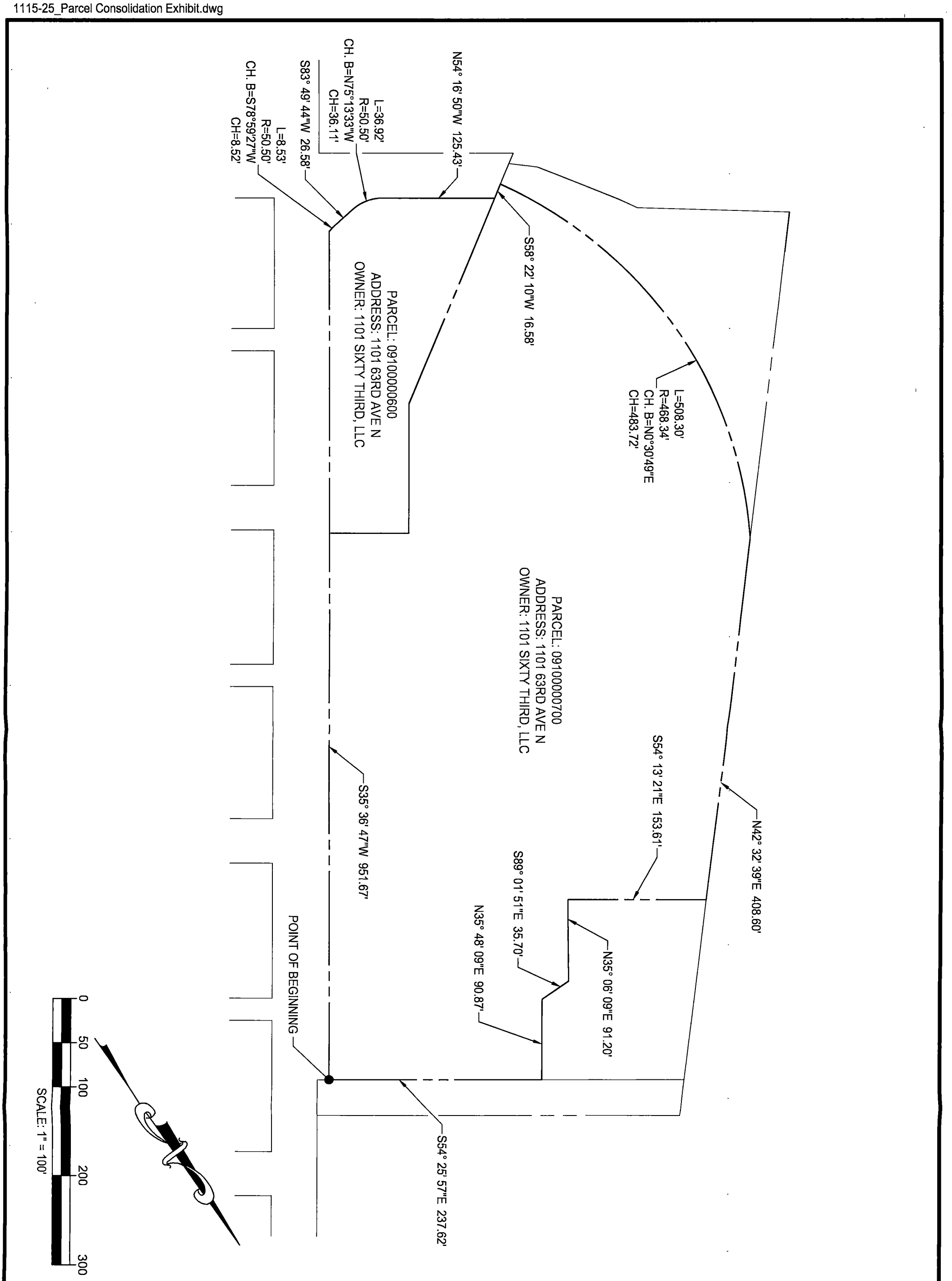
Witness my hand, at office, this 16 day of AUGUST, 2024.

_____
Notary Public

My commission expires: 03 MAY, 2027

MOLLY ANNE SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

1115-25_Parcel Consolidation Exhibit.dwg



QUIT

QUITCLAIM EXHIBIT
(08.15.2024)

EXHIBIT FOR:

EXTERIOR STAIR CONSTRUCTION PLANS

1101 63RD AVE N
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37209

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770