QUITCLAIM DEED

Karen Johnson
Batch # 1180179
09/10/2024 02:45:55 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240910-0069819

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF Sept, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hensley Group LLC	**NEW OWNER**	
(NAME)	(NAME)	**13500034500** **13500006000** **13500005800**
5812 MANCHESTER PIKE		
(ADDRESS)	(ADDRESS)	
MURFREESBORO,TN 37127		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO
COMBINE UNDER A SINGLE MAP AND PARCEL

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Hensley Group LLC ("Grantor") by these presents does herby convey, assign, and quitclaim to Hensley Group LLC, ("Grantee") its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

SEE EXHIBIT A ATTACHED

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

PH

Said Lot 22 and the westerly one-half of Lot 23 front together 105.3 feet on the southerly side of Franklin limestone Road and run back south 1 degree East 230 feet, more or less, on the westerly line to a stake in the fence, said fence being the northerly line of Seiner's 10-acre tract, and south 24 degrees, East 330 feet, more or less, on the easterly line to said fence and measuring along said fence line 223 feet, more or less.

Being the same property conveyed to 212 Limestone LLC by special warranty deed of record at Instrument No. 20220328-0035470, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

Witness my hand this the 10 day of September, 2024.

212 Limestone LLC

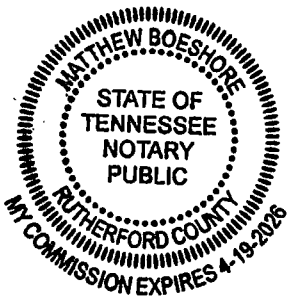
By: Eric Hensley
Its: Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 10 day of September, 2024, before me personally appeared **Eric Hensley** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves as the Authorized Signatory of **212 Limestone LLC**, the within named bargainor, a limited liability company and that as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of **212 Limestone LLC** as such Authorized Signatory thereof.

Witness my hand and official seal this the 10 day of September, 2024.

Notary Public
My Commission Expires: 4-19-2026



PH

EXHIBIT A
Legal Description

Tract I: 204 Franklin Limestone Rd, Nashville, TN 37217
Land in Davidson County, Tennessee, being Parcel No. 345 on the plan of Minor Subdivision of Map 135 Parcel 345, of record in Instrument No. 20081016-0104142, Register's Office for Davidson County, to which plan referenced is hereby made for a more complete and accurate legal description thereof.

Tract II: 208 Franklin Limestone Rd, Nashville, TN 37217
Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of D.W. White's Subdivision, not of record, and more particularly described on a survey made February 10, 1955 by J.R. Wauford & Company, Engineers, as follows:

Beginning at a point on the southerly margin of Franklin Limestone Pike, said point being northeast corner of the property conveyed to J.F. Creech, by deed from D.W. White, of record in Book 954, Page 323, Register's Office Davidson County, Tennessee; thence South 24 degrees 19 minutes East 330 feet to an iron pin; thence, North 86 degrees 45 minutes East 71.6 feet to an iron pin; thence, North 24 degrees 19 minutes West 360 feet ot the southerly margin of Franklin Limestone Pike; thence in a westerly direction along the margin of said Pike 65 feet to the point of beginning.

Said Tracts I and II being the same property conveyed to Hensley Group LLC by Warranty Deed of record at Instrument No. 20230502-0032347, Register's Office Davidson County, Tennessee.

Tract III: 212 Franklin Limestone Rd, Nashville, TN 37217
Parcel 1
Land in Davidson County, Tennessee being described as follows:
Beginning at a point in the center line of the Franklin-Lime Stone Road 510.3 feet, more or less, westwardly from the westerly line of the Murfreesboro Pike, said point being the Northeasterly corner of the Tract of 7 ½ acres conveyed to Stanley C. Broome by deed of G.M. Kirkpatrick and wife, of record in Book 1172, Page 240, Register's Office Davidson County, Tennessee; thence with the center line of said Franklin-Limestone Road North 67 degrees 50' East 60 feet to a point; thence South 1 degree East 253.2 feet to a point, being the southwesterly corner of Lot No. 22 of D.W. White's Subdivision at Una, said Lot now owned by said Creech; thence North 85 degrees 15; West to a point in said Broome's Line; thence North 1 degree West 227.8 feet to the center line of said Franklin-Limestone Road and the point of beginning.

Parcel 2
Land in the 2nd Civil District, Davidson County, Tennessee, described as follows:

Beginning Lot 22 and the westerly one-half of Lot 23 in D.W. White's Subdivision at Una, Tennessee, not of record.

Said Lot 22 and the westerly one-half of Lot 23 front together 105.3 feet on the southerly side of Franklin limestone Road and run back south 1 degree East 230 feet, more or less, on the westerly line to a stake in the fence, said fence being the northerly line of Seiner's 10-acre tract, and south 24 degrees, East 330 feet, more or less, on the easterly line to said fence and measuring along said fence line 223 feet, more or less.

Being the same property conveyed to Hensley Group from 212 Limestone LLC by quitclaim deed of record at Instrument No. 20240910-0069818, Register's Office Davidson County, Tennessee.

Being also the same property conveyed to 212 Limestone LLC by special warranty deed of record at Instrument No. 20220328-0035470, Register's Office Davidson County, Tennessee.

PH