Karen Johnson Davidson County
Batch# 1183659 DEEDQC
09/19/2024 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240919-0072767

Instrument Prepared By:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Address New Owners as Follows:
All Aboard Madison Properties, LLC
P.O. Box 358
Madison, TN 37116

Send Tax Bills To:
Owner

Map-Parcel:
042-16-0-247.00

QUITCLAIM DEED
CONFORMING TO PLAT

This Quitclaim Deed is made to ratify the below referenced Plat and to Conform the ownership of the two (2) Lots created by the below referenced Plat. The Plat shifts boundary lines and consolidates parcels owned by the respective parties.

NOW THEREFORE, in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, we, **Rodney S. Jarvis and Rebecca Jarvis, husband and wife** ("Grantors") do hereby convey, remise, release and forever quitclaim unto **All Aboard Madison Properties, LLC, a Tennessee Limited Liability Company** ("Grantee") its successors, and assigns, our entire interest in and to that real property and improvements described as follows:

Being any and all interests we hold in Lot 1 of the Plat of record as Instrument # 20240812-0060494, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more compelte description.

Being part of the property conveyed to Rodney S. and Rebecca Jarvis, husband and wife, by deed from CSX Transportation, Inc., a Virginia corporation, of record in Instrument No. 20211015-0139116, Register's Office for Davidson County, Tennessee, dated September 17, 2021, and recorded on October 15, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. All matters of record in Book 43, Pages 378 and 379, Register's Office for Davidson County, Tennessee.
c. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
d. This property is subject to all notes, restrictions, easements, right of way, setbacks and all matters appearing on subdivision plat/survey of record in plat 20240812-0060494 of said Registers Office.
e. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 18th day of September, 2024.

Rodney S. Jarvis

Rebecca Jarvis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Rodney S. Jarvis and Rebecca Jarvis,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of September, 2024.

Notary Signature

My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF SEPTEMBER, 2024.

Notary Public

My Commission Expires:



File #: **23-296**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Russell J. McCann, 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

9/18/24.

Date

Affiant Signature

September 18, 2024

State of TN
County of Williamson

Sworn to and subscribed before me this 18th day of September, 2024

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)