QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1187278 DEEDQC
09/27/2024 01:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240927-0075134

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2026

THIS INSTRUMENT WAS PREPARED BY (and return to):
Lux Law Group, PLLC
1201A 7th Avenue North
Nashville, TN 37208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Herbert & Lux, PLLC	**New Owner**	
(NAME)	(NAME)	**01816017500; 01816017400; and 01816017300**
140 N. Main St.		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS CONVEYENCE IS TO COMBINE MAP & PARCEL NUMBERS

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

HERBERT & LUX, PLLC, A TENNESSEE PROFESSIONAL LIMITED LIABILITY COMPANY ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

HERBERT & LUX, PLLC, A TENNESSEE PROFESSIONAL LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING SITUATED ON THE WEST SIDE OF MAIN STREET IN GOODLETTSVILLE, IN THE 10TH CIVIL DISTRICT OF SAID COUNTY, AND BEGINNING ON THE WEST MARGIN OF SAID STREET AT ITS INTERSECTION OF THE SOUTH LINE OF AN ALLEY LEADING WESTWARDLY TO LINK STREET, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF THE LOT CONVEYED TO J. M. SMOTHERMAN AND WIFE, BY ALLEN MATHES AND HIS MOTHER, MARY MATHES, BY DEED DATED SEPTEMBER 10, 1926, AND OF RECORD IN BOOK 739, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE WESTERLY MARGIN OF SAID STREET, SOUTHWARDLY 18 FEET MORE OR LESS TO THE WALL OF THE SAID J. M. SMOTHERMAN'S STOREHOUSE; THENCE WITH THE SAME WESTWARDLY AND CONTINUING IN THE SAME DIRECTION PARALLEL WITH THE WALL 77 FEET MORE OR LESS TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY, NORTHWARDLY 18 FEET MORE OR LESS TO AN IRON PIN IN THE SOUTHERLY MARGIN OF THE FIRST MENTIONED ALLEY; THENCE WITH THE SAME EASTWARDLY 77 FEET MORE OR LESS TO THE BEGINNING.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, SITUATED ON THE WESTERLY SIDE OF MAIN STREET IN THE TOWN OF GOODLETTSVILLE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF SAID MAIN STREET AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO J. L. SMILEY BY DEED FROM MRS. MARY MATHES, ET AL, AS OF RECORD IN BOOK 846, PAGE 641, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID SMILEY'S NORTHERLY LINE WESTERLY 77 FEET TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY NORTHERLY 67 FEET 8 INCHES TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO J. W. HITT BY DEED FROM J. M. SMOTHERMAN AND WIFE, OF RECORD IN BOOK 785, PAGE 130, SAID REGISTER'S OFFICE; THENCE WITH SAID HITT'S SOUTHERLY LINE EASTERLY 77 FEET TO THE WESTERLY MARGIN OF SAID MAIN STREET; THENCE WITH THE WESTERLY MARGIN OF SAID MAIN STREET SOUTHERLY 67 FEET 8 INCHES TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HERBERT AND LUX, PLLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM SCOTT KENDALL HAYNES, EXECUTOR OF THE ESTATE OF BARBARA JEAN HAYNES OF RECORD IN INSTRUMENT NO. 20221221-0131745 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 20, 2022 AND RECORDED ON DECEMBER 21, 2022. (TRACT 1 AND 2)

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is **improved** property known as: **138, 140, and 142 N. Main Street, Goodlettsville, TN 37072**

Witness our hands this the 27th day of September, 2024.

HERBERT & LUX, PLLC,
a Tennessee professional limited liability company

By: Charles Ronald Lux
Its: Chief Manager

By: Edward A. Herbert
Its: Secretary/Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of September, 2024, before me personally appeared Charles Ronald Lux, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Chief Manager of Herbert & Lux, PLLC, the within named bargainor, a professional limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Herbert & Lux, PLLC, as Chief Manager.

Witness my hand and official seal, this the 27th day of September, 2024.

NOTARY PUBLIC
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of September, 2024, before me personally appeared Edward A. Herbert, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Secretary/Manager of Herbert & Lux, PLLC, the within named bargainor, a professional limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Herbert & Lux, PLLC, as Secretary/Manager.

Witness my hand and official seal, this the 27th day of September, 2024.

NOTARY PUBLIC
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Certificate of Authenticity

I, **Ryan Lux**, 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 **9/27/24**.

Date

Affiant Signature

9/27/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27** day of **September**, 2024.

Notary's Signature

My Commission Expires: 4/26/25

Date

Notary's Seal (if on paper)

