Karen Johnson Davidson County
Batch# 1197466 DEEDQC
10/23/2024 03:38:30 PM 4 pgs
Fees: $23.00 Taxes: $6,290.00
20241023-0082493

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Spiva/Hill Management and Investment, LLC 4121 Hillsboro Pike, Suite 302 Nashville, TN 37215 Attn: George N. Spiva	103 08 0 053.00	Same as New Owner
This instrument prepared by: Maynard Nexsen PC (EBH) 1131 4th Avenue South, Suite 320 Nashville, TN 37210		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MURPHY ROAD PROPERTIES, LLC**, a Tennessee limited liability company ("Grantor"), does quitclaim unto **SPIVA/HILL MANAGEMENT AND INVESTMENT, LLC**, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated by reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

The improved Property is located at 4501 Murphy Rd, Nashville, Davidson County, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: One Million Seven Hundred Thousand and 00/100 Dollars ($1,700,000.00).

Affiant:

Subscribed and sworn to before me this 23rd day of October, 2024.

Notary Public
My Commission Expires:

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the 22nd day of October, 2024, to be effective as of October 23rd, 2024.

GRANTOR:

MURPHY ROAD PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Name: William Kirkland
Title: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **William Kirkland**, 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 Authorized Representative of Murphy Road Properties, LLC, a Tennessee limited liability company, the within named bargainer, and that as such officer, being duly authorized so to do, executed the foregoing instrument on behalf of the limited liability company by signing his name as such officer.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 22nd day of October, 2024.

CATHERINE HEWSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Notary Public

My Commission Expires: 1/24/28

EXHIBIT A

LEGAL DESCRIPTION

Land located in the 24th Councilmanic District of Nashville, Davidson County, Tennessee at the southeasterly right-of-way intersection of Murphy Road and Westlawn Drive, said land being a part of Lot # 345, Map of Richland Realty Company's Westlawn Subdivision recorded in Plat Book 421, Page 32, R.O.D.C, Tennessee and shown as Parcel 53 on Davidson County Property Map 103-8 described according to a boundary survey dated October 10, 2024, by R. L. Montoya Surveying as follows:

Beginning at a survey nail in the southerly margin of Murphy Road A.K.A. - US Highway 70N-State Route 24 (75-foot wide R.O.W.) south 86 degrees 37 minutes 28 seconds east 150.00 feet to an iron rod (old). Thence, leaving said southerly margin of Murphy Road south 2 degrees 43 minutes 41 seconds west 154.00 feet to an iron rod thence, along the south line north 88 degrees 42 minutes 55 seconds west 25.00 feet to an iron rod (old) located in the east margin of Westlawn Drive (50-foot wide R.O.W.), thence, with said east right of way with a curve to the left having a radius of 2407.96 feet delta angle 04 degrees 46 minutes 07 seconds, length of 200.16 feet, chord of 200.16 north 35 degrees 55 minutes 05 seconds west 200.16 feet to the point of beginning containing 12,990 square feet or .29 acres more or less.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MURPHY ROAD PROPERTIES, LLC BY NORMA CROW, UNMARRIED, BY THAT CERTAIN WARRANTY DEED DATED AS OF AUGUST 7, 2007, AND RECORDED ON AUGUST 8, 2007, AS INSTRUMENT NO. 20070808-0095111, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 10/23/2024

Bainbridge Dillion
Affiant Signature

Date: 10/23/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of October, 2024.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 10/23/2024

Notary's Seal

