Karen Johnson Davidson County
Batch # 1198438 DEEDQC
10/30/2024 07:58:21 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20241030-0083215

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBERS
BFJ Partners LLC 1198 Vale View Road Knoxville, TN 37922	Same	Map-Parcel Numbers: 1. 142 02 0 180.00 2. 142 02 0 211.00 3. 103 09 0 041.00 4. 127 12 0 003.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

Thomas B. Caldwell
Affiant

SUBSCRIBED AND SWORN to before me this 23rd day of October, 2024.

Notary Public
My Commission Expires: March 20, 2028

ERIK O. THORNGREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 20, 2028

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, THOMAS B. CALDWELL, IV, ROBERT F. CALDWELL, and MELANIE J. CALDWELL, hereinafter "Grantors," by these presents do hereby quitclaim and convey to BFJ PARTNERS LLC, a Tennessee limited liability company, its successors and assigns, all of Grantors' right, title and interest in and to those certain tracts or parcels of real property located in Davidson County, Tennessee, and more fully described on Exhibit "A" attached hereto and incorporated herein by reference.

Said properties are conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 23rd day of October, 2024.

Thomas B. Caldwell IV

THOMAS B. CALDWELL, IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of State and County aforesaid, personally appeared THOMAS B. CALDWELL, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 23rd day of OCTOBER, 2024.

Notary Public

ERIK O. THORNGREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 20, 2028

My Commission Expires:
MARCH 20, 2028

WITNESS my hand this 25 day of October, 2024.

ROBERT F. CALDWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of State and County aforesaid, personally appeared ROBERT F. CALDWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 25th day of October, 2024.

Notary Public

My Commission Expires: 3/8/28

ASHLEY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2028

WITNESS my hand this 24th day of October, 2024.

Melanie J. Caldwell

MELANIE J. CALDWELL

STATE OF TENNESSEE)
COUNTY OF KNOX)

Before me, a Notary Public of State and County aforesaid, personally appeared MELANIE J. CALDWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 24th day of October, 2024.

Marcelle S Hazari

Notary Public

My Commission Expires:
10/31/2026

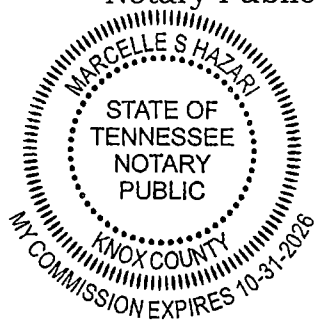


EXHIBIT "A"

Property Descriptions

PARCEL 1 – 216-218 Cross Timbers Drive, Nashville, Tennessee 37221

MAP AND PARCEL NUMBER: 142 02 0 180.00

Land in Davidson County, Tennessee, being Lot No. 233 and on the Plan of Cross Timbers, Section IV, as of record in Book 4175, Page 54, Register's Office for said County.

Said Lot No. 233 fronts 100 feet along the easterly margin of Cross Timbers Drive and runs back 200 feet on the northerly line and 230.3 feet on the southerly line to a line in the rear measuring 75 feet thereon.

Being the same property conveyed to Thomas B. Caldwell, IV, Robert F. Caldwell, and Melanie Caldwell (being the same person as Melanie J. Caldwell) by Warranty Deed from Josel Investors Enterprise, Inc., a Tennessee corporation, of record at Instrument No. 20040730-0091396, Register's Office for Davidson County, Tennessee.

PARCEL 2 – 220-222 Cross Timbers Drive, Nashville, Tennessee 37221

MAP AND PARCEL NUMBER: 142 02 0 211.00

Land in Davidson County, Tennessee, being Lot No. 234 and on the Plan of Cross Timbers, Section V, as of record in Plat Book 4175, page 115, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 234 fronts 94.26 feet on the easterly side of Cross Timbers Drive and runs back between lines 221.2 feet on the northerly line and 200.00 feet on the southerly line to a dead line in the rear on which it measures 79.28 feet.

Being the same property conveyed to Thomas B. Caldwell, IV, Robert F. Caldwell, and Melanie Caldwell (being the same person as Melanie J. Caldwell) by Warranty Deed from Josel Investors Enterprise, Inc., a Tennessee corporation, of record at Instrument No. 20040730-0091396, Register's Office for Davidson County, Tennessee.

PARCEL 3 – 166 Lelawood Circle, Nashville, TN 37209

MAP AND PARCEL NUMBER: 103 09 0 041.00

Being Lot No. 9 on the Plan of Hillwood Park, as of record in Book 3300, page 27, Register's Office for said County.

Said lot No. 9 fronts 100.0 feet on the southeasterly side of Lelawood Circle and extends back 297.4 feet on its northeasterly line and 363.3 feet on the southwesterly line, to a line in the rear on which it measures 175.3 feet.

Being the same property conveyed to Thomas B. Caldwell, IV, Robert F. Caldwell, and Melanie J. Caldwell by Quitclaim Deed from C. David Emery, Trustee of the Thomas B. Caldwell Irrevocable Trust u/t/a dated December 5, 1978, of record at Instrument No. 20050718-0083249, Register's Office for Davidson County, Tennessee.

PARCEL 4 – 1013 Harpeth Valley Court, Nashville, TN 37221

MAP AND PARCEL NUMBER: 127 12 0 003.00

LAND in Davidson County, Tennessee, being Lot No, 8, Bellevue Manor Subdivision of record in Book 3600, pages 32 and 33, Register's Office for said County.

Said Lot No. 8 fronts 179.48 feet on the westerly side of Harpeth Valley Court and extends back between lines, measuring 455.31 feet on the northerly line and 461.82 feet on the southerly line, to a line in the rear measuring 13.17 feet thereon.

Being the same property conveyed to Thomas B. Caldwell, IV, Robert F. Caldwell, and Melanie J. Caldwell by Quitclaim Deed from Irving Fentress, Trustee, of record at Instrument No. 20130520-0050661, Register's Office for Davidson County, Tennessee.