QUITCLAIM DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AJ-QCD-HPR-24-3917-3921

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF NOVEMBER 2024.

Notary Public

MY COMMISSION EXPIRES: 1-4-27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fire Wall LLC	**New Owner**	
(NAME)	(NAME)	**06115005500 AND 06115005600**
3917 Gallatin Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1203729 DEEDQC
11/13/2024 10:50:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20241113-0088274

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

FIRE WALL LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

FIRE WALL LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

ITS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

PARCEL 1

TRACT I

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY ONE-HALF OF LOT NO. 13, ON THE PLAN OF MAPLEWOOD HOME TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 174, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. SAID LOT NO. 14 FRONTS 100 FEET ON THE WEST SIDE OF GALLATIN ROAD AND EXTENDS BACK BETWEEN PARALLEL LINES 250 FEET, MORE OR LESS TO AN ALLEY.

TRACT II

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14, ON THE PLAN OF MAPLEWOOD HOME TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 174, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. SAID LOT NO. 14 FRONTS 100 FEET ON THE WEST SIDE OF GALLATIN ROAD AND RUNS BACK BETWEEN PARALLEL LINES 250 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO FIRE WALL LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED, FROM FIRE WALL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20241010-0078718, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL 2

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS ACCORDING TO SURVEY BY Q. SCOTT PULLIAM, TNRLS # 2346 DATED JUNE 28, 2021.

BEING LOT 15 AS SHOWN ON THE SUBDIVISION OF MAPLEWOOD HOME TRACT AS OF RECORD IN PLAT BOOK 421, PAGE 174, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND ON THE WEST MARGIN OF GALLATIN PIKE (80' R.O.W.), SAID IRON ROD REPRESENTING THE NORTHEAST CORNER OF LOT 14 ON SAID MAPLEWOOD HOME TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL:

THENCE, FOLLOWING THE NORTH BOUNDARY OF LOT 14, NORTH 66 DEGREES 08 MINUTES 11 SECONDS WEST, A DISTANCE OF 245.26 FEET TO AN IRON ROD SET AT THE SOUTHEAST CORNER OF LOT 22 AS SHOWN ON SAID MAPLEWOOD HOME TRACT, AND THE SOUTHWEST EARNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, FOLLOWING THE EAST BOUNDARY OF SAID LOT 22, NORTH 24 DEGREES 01 MINUTE 54 SECONDS EAST, A DISTANCE OF 100.00 FEET TO AN IRON ROD SET AT THE NORTHEAST CORNER OF SAID LOT 22, THE SOUTHWEST CORNER OF LOT 16, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, FOLLOWING THE SOUTH BOUNDARY OF SAID LOT 16, SOUTH 66 DEGREES 08 MINUTES 11 SECONDS EAST, A DISTANCE OF 245.26 FEET TO AN IRON ROD SET ON SAID WEST MARGIN OF GALLATIN PIKE AT THE SOUTHEAST CORNER OF SAID LOT 16 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, FOLLOWING SAID WEST MARGIN, SOUTH 24 DEGREES 01 MINUTE 54 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 24,256 SQUARE FEET OR 0.56 ACRES.

BEING THE SAME PROPERTY CONVEYED TO FIRE WALL LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED, FROM AMON RINGEMANN AND ANNA RINGEMANN, OF RECORD IN INSTRUMENT NO. 20210728-0101522, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

*****This instrument has been prepared by information provided by the Grantee*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This property is also known as: **3917 Gallatin Pike and 3921 Gallatin Pike, Nashville, TN, 37216.**

Witness our hands this the 8 day of NOVEMBER, 2024.

FIRE WALL, LLC

JOSE B. MERCHAN, SOLE MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSE B. MERCHAN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he, as Sole Member for **FIRE WALL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of NOVEMBER, 2024.

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-4-27