Karen Johnson Davidson County
Batch# 1232181 DEEDQC
01/30/2025 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250130-0007236

QUITCLAIM DEED

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

WG-QCD-25-4888

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF January 2025.

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
4888 Lickton Pike LLC a Tennessee Limted Liability Company	**Same as new owner**	
(NAME)	(NAME)	**031-00-0-016.00**
P.O. Box 24090,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37202		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMMIT JACKSON MARTIN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **4888 LICKTON PIKE LLC A TENNESSEE LIMTED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

THIS CERTAIN PARCEL OF REAL ESTATE SITUATED AND LOCATED IN THE 3RD COUNCIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, AND BEING DESCRIBED ACCORDING TOASURVEYBY DOYLE M. ELKINS, RLS 2427, PROJECT 21121 DRAWN JULY5, 2021,AS FOLLOWS TO-WIT:

BEGINNING AT A POINT IN THE WEST RIGHT OF WAY OF LICKTON PIKE AT AN IRON PIN ON THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN BEING ON THE LINE OF GRACE COMMUNITY CHURCH, TRAVEL THENCE WITH GRACE COMMUNITY CHURCH N 65-56-15 W 219.01' TO AN IRON PIN, THENCE N 34-55-15 W 231.91' TO AN IRON PIN, THENCE N 03-53-15 W 97.25' TO AN IRON PIN, THENCE N 64-13-27 W 681.14' TO AN IRON PIN, THENCE N 13-54-57 W 355.22' TO AN IRON PIN, THENCE N 32-32-29 W 195.43' TOAN IRON PIN, THENCE N 16-51-58 W434.42' TO AN IRON PIN, THENCE N 40-10-16 W 562.87' TO AN IRON PIN ON THE SOUTHEAST LINE OF METRO PARCEL 03100001100, THENCE N 37-31-07 E 243.97' TO AN IRON PIN, THENCE N 68-53-14 W 963.90' TOAN IRON PIN, THENCE S 32-59-56 W 83.50', THENCE N 65-48-48 W 585.49' TO AN IRON PIN ON THE EAST LINE OF PARCEL 02300003200, THENCE N 18-3905 E 36.76' TO AN IRON PIN, THENCE

N 41-08-51 E 469.28' TO AN IRON PIN, THENCE WITH PARCEL 02300003600 N 78-22-36 E 177.02' TOAN IRON PIN, THENCE S 85-52-47 E 333.49' TO AN IRON PIN, THENCE N 43-20-26 E 484.74' TO AN IRON PIN, THENCE N 86-08-51 E 111.97' TO A 28in OAK TREE CORNER, THENCE S 66-48-03 E 336.13' TO AN IRON PIN, THENCE S 80-56-13 E 261.02' TO AN IRON PIN, THENCE S 42-22-18 E 929.30' TO AN IRON PIN ON THE
WEST RIGHT OF WAY OF U.S. INTERSTATE HWY24, THENCE FOLLOWING THE INTERSTATE S 00-16-51 E 165.98' TO A CONCRETE MONUMENT, THENCE S 11-08-04 E 2296.70' TO A CONCRETE MONUMENT, THENCE S 70-41-31 E 165.75' TO AN IRON PIN ON THE WEST RIGHT OF WAY OF LICKTON PK, THENCE ALONG THE RIGHT OF WAY S 21-54-47 W 304.84' TO AN IRON PIN AT THE POINT OF BEGINNING, CONTAINING 88.06 ACRES OR 3,835,989.5 SF, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED
BY ELKINS SURVEYING COMPANY DATED JULY5, 2021.

INCLUDED IN THIS SURVEY AND EXPRESSLY EXCLUDED FROM THE CONVEYANCE IS THE PROPERTY LEASED FOR THE CELL TOWER AND THE LAND UPON WHICH THE LEASEHOLD UTILITY AND ACCESS EASEMENT LIES, PER LEGAL DESCRIPTION IN LEASE MEMORANDUM AT 20081021-0105418, TOGETHER WITH AN ADDITIONAL PERIMETER OF 50' AROUND THE CELL TOWER PLOT ONLY. BUYER SHALL BE ENTITLED TO NONEXCLUSIVE USE OF THE EASEMENT NOT VIOLATIVE OF THAT LEASE AND ANY EXTENSION OR REPLACEMENT THEREOF THE SURVEY LEGAL DESCRIPTION AS NOTED HERE:

BEGINNING AT THE IRON PIN LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY WHICH IS

THE POINTOF BEGINNING OF STRIP OF LAND 20' WIDE CONTAINING THE ACCESS/UTILITY EASEMENT DESCRIBED TRAVEL THENCE N 12-40-14W 215.15' TO A POINT, THENCE N 19-15-37W 55.09' TO A POINT,
THENCE N 41-07-00 W 176.76' TO A POINT, THENCE N 14-30-54 W 50.97' TO A POINT, THENCE N 00-15-13 E
397.97' TO A POINT, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 50' FT AND AN ARC LENGTH OF 49.39' TO A POINT, THENCE N 67-11-04 W 598.98' TO A POINT, THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 50' FTAND AN ARC LENGTH OF 56.79' TO A POINT, THENCE N 02-06-44 W 541.92' TO A POINT, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 100' FT AND AN ARC LENGTH OF 22.69' TO A POINT, THENCE N 15-06-44 W 378.60' TO A POINT, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 100' FT AND AN ARC LENGTH OF 27.93' TO A POINT, THENCE N 31-06-44 W 74.40' TO A POINT AT THE FENCE LINE AT THE TOWER BOUNDARY THEREBY TERMINATING THE EASEMENT LINE, CONTAINING 52,933 SF OR 1.21 ACRES.

DESCRIPTION OF THE TOWER BOUNDARY:
COMMENCING AT THE TERMINUS OF THE EASEMENT LINE AT THE TOWER SITE FENCE TRAVEL THENCE S 31-06-44 E 50.05' TO THE TRUE POINT OF BEGINNING, THENCE S 61-11-49 W 82.75' TO AN IRON PIN, THENCE N 29-13-41 W 158.84' TO AN IRON PIN, THENCE N 60-04-49 E 191.88' TO AN IRON PIN, THENCE S 21-10-13 E 164.03' TO AN IRON PIN, THENCE S 61-11-49 W 86.12' TO A POINT AT THE TRUE POINT OF BEGINNING, CONTAINING 28,965.6SF OR 0.66 ACRES.

Being the same property conveyed to Emmit Jackson Martin, An Unmarried Man from 4888 Lickton Pike LLC a Tennessee Limited Liability Company by Quitclaim Deed of record in Instrument Number 20231129-0092208 in the Registers Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4888 Lickton Pike, Whites Creek, Tennessee 37189**.

Witness my/our hand(s) this the 30 day of Jan, 2025

Emmit Jackson Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMMIT MARTIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 Day of January, 2025 .

Notary Public
My Commission Expires: 3-20-28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **1/30/2025** (date of document).

Affiant Signature

Date **1/30/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **30** day of **January**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027