Karen Johnson Davidson County
Batch # 1240208 DEEDQC
02/24/2025 11 31 11 AM 5 pgs
Fees $27 00 Taxes $0 00
20250224-0013473

PREPARED BY:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
Aubrey B. Harwell, Jr., Executor of the Estate of Melissa Ann Wall 1201 Demonbreun Street Suite 1000 Nashville, TN 37203	SAME	(Tract 1) 04000020200 (Tract 2) 06002000900

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Wall 2 Wall Ventures, LLC, a Tennessee limited liability company, the Grantor, by these presents does hereby quitclaim and convey unto Aubrey B. Harwell, Jr., Executor of the Estate of Melissa Ann Wall, the Grantee, his heirs, successors and assigns, all its right, title and interest in and to the following described tracts of land:

SEE EXHIBIT "A" ATTACHED HERETO.

TRACT I

BEING part of the same property conveyed to Wall 2 Wall Ventures, LLC by special warranty deed from T & W Amusement Company, a Tennessee corporation, of record in Instrument No. 20080619-0063373, Register's Office for Davidson County, Tennessee.

This is unimproved property on Whites Creek Pike, Nashville, Tennessee 37189.

TRACT II

BEING part of the same property conveyed to Wall 2 Wall Ventures, LLC by special warranty deed from T & W Amusement Company, a Tennessee corporation, of record in Instrument No. 20080619-0063373, Register's Office for Davidson County, Tennessee.

This is improved property known as 400 Ewing Lane, Nashville, Tennessee 37207 and also known as 3046-3050 Brick Church Pike, Nashville, Tennessee 37207.

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

Witness my hand this 16th day of January, 2025.

GRANTOR:

WALL 2 WALL VENTURES, LLC

By: _____

AUBREY B. HARWELL, JR., Executor of the Estate of Melissa Ann Wall, Sole Member

---

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Aubrey B. Harwell, Jr., Executor of the Estate of Melissa Ann Wall, 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 sole Member of Wall 2 Wall Ventures, LLC, the bargainor, a Tennessee limited liability company, and that he as such sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company as such sole Member.

WITNESS my hand and seal at Nashville, Tennessee, this 16th day of January, 2025.

_____
Notary Public

My Commission Expires: July 7, 2027

LISA PRESLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2027
DAVIDSON COUNTY

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 16th day of January, 2025.

Notary Public

My Commission Expires: July 7, 2027

LISA PRESLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/07/2027
DAVIDSON COUNTY

TRACT I

Being Lot No. 10 on the Plan of Laverne Acres, as of record in Book 2330, page 14, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the west margin of Brick Church Pike, at a witness monument at the corner of Lot No. 10; thence with said Brick Church Pike, South 140.8 feet to a corner of Lots 9 & 10; thence west along the line of said lots, 169 feet to a corner of Lots 8, 9 & 10, thence westerly with the line between Lots 8 & 10, 46.8 feet to a corner of Lots 10 & 11; thence with the line between said lots, northerly 200 feet to the southerly margin of Old Ewing Lane; thence with the margin of the same, easterly 122 feet to the beginning of a curve; thence around said curve, southeasterly 32.3 feet to the point of beginning.



TRACT II

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the westerly margin of Whites Creek Pike south of Old Hickory Boulevard and being more particularly described according to a survey made by Crawford Land Surveyors, P.C., dated May 8, 1996, as follows:

BEGINNING at a point in the southwest corner of Gary G. Thompson Subdivison as recorded in Deed Book 8672, Page 148, and of record in Plat Book 8250, Page 159, R.O.D.C., and the northwest corner of Tract 2;

Thence, with said Gary B. Thompson Subdivision S84°56'04"E, 184.70 feet to a point in the west line of Ottis B. Beard and wife as recorded in Deed Book 3877, Page 647, R.O.D.C., and the southeast corner of Gary B. Thompson Subdivision;

Thence, leaving said Gary B. Thompson Subdivision, S01°09'58"W, 60.62 feet to a point in the southwest corner of Ottis B. Beard and wife;

Thence, with Ottis B. Beard and wife, N88°22'49"E,118.93 feet to a point in the southwest corner of Rodney Allen Busby and wife as recorded in Deed Book 7049, Page 648, R.O.D.C.;

Thence, with Rodney Allen Busby and wife, N85°33'10"E, 115.41 feet to a point in the southwest corner of Carl Krantz, Sr., as recorded in Deed Book 7538, Page 203, R.O.D.C.;

Thence, with Carl Krantz, Sr., N83°20'18"E, 22.95 feet to a point in the northwest corner of Precision Plumbing as recorded in Deed Book 9447, Page 232;

Thence, leaving Carl Krantz, Sr., with Precision Plumbing, S4°05'49"W, 247.58 feet to a point;

Thence, S84°07'30"E, 279.06 feet to a point in the southeast corner of Reece H. Thompson as recorded in Deed Book 5511, Page 773, R.O.D.C., and in the westerly margin of Whites Creek Pike, 545 feet, more or less, south of the centerline of Old Hickory Boulevard;

Thence, leaving said Reece H. Thompson with the westerly margin of Whites Creek Pike, S5°19'25"E, 140.00 feet to a point;

Thence, leaving said westerly margin of Whites Creek Pike, S88°25'52"W, 686.50 feet to a point;

Thence, N03°01'09W, 496.33 feet to the point of beginning,