Karen Johnson Davidson County
Batch# 1241984 DEEDQC
02/27/2025 02:23:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250227-0014805

Instrument Prepared by:
H. Brent Patrick, Esq.
SMITH, CASHION, & ORR, PLC
3100 West End Avenue, Suite 800
Nashville, Tennessee 37203
(615) 742-8555

CORRECTION QUITCLAIM DEED
For Quitclaim Deed of Record In Instrument Number 20110908-0069781

New Owner Address:	Send Tax Bills To:	Map/Parcel Number
Oakley Enterprises, G.P.	Oakley Enterprises, G.P.	Map 94-12, Parcel 66
2509 Lebanon Road	2509 Lebanon Road	**Parcel ID No.**
Nashville, Tennessee 37214	Nashville, Tennessee 37214	094 12 0 066.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE

BARRY NEAL OAKLEY AND KATHERYN OAKLEY JARRELL, AS CO-TRUSTEES OF THE BILLY NEAL OAKLEY CREDIT SHELTER TRUST, GENERAL PARTNER OF OAKLEY ENTERPRISES, FLP F/K/A OAKLEY ENTERPRISES, L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

OAKLEY ENTERPRISES G.P., A TENNESSEE GENERAL PARTNERSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS TO WIT:

Beginning at a point in the center of Lebanon Pike 98 feet easterly from the southwest corner of the original church lot and running thence north 31° west 183 feet to a point; thence 21 feet to a point being the northwest corner of said original church lot; thence north 10 ¾° west 443.6 feet to a stake; thence south 47 ¾° east 373 feet to a fence post in Byrum's northeast corner; thence with Byrum's northerly line south 45° west 100 feet to a point; thence south 47 ¾° east 186 feet to the center of the Lebanon Pike; thence west with the center of said Pike south 40 ½° west 90 feet to a point in the center of said Pike; thence continuing with the center line of said Pike south 47 ½° west 127 feet to the point of beginning, containing 2 acres, more or less.

INCLUDED in the above described property but specifically EXCLUDED therefrom of the following Right-of-Way Deed:

Beginning at the point of intersection of the southwest boundary of the Nell King Simpson property and the northwest margin of Lebanon Road (State Route 24) thence along the said northwest margin southwestwardly 122 feet, more or less, to a point; thence north 42° 46 minutes 40 seconds east 121 feet, more or less, to a point in the said southwest boundary; thence along the said southwest boundary south 47° 43 minutes east 8 feet, more or less, to the point of beginning and containing 560 square feet.

Being the same property conveyed to Nola Jane Oakley, individually, by Personal Representatives' Quitclaim Deed dated February 12, 2001, from the Co-Personal Representatives of the Estate of Billy Neal Oakley, of record as Instrument No. 20010228-0018600 in the Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Oakley Enterprises, L.P., by Quitclaim Deed dated February 28, 2001, of record as Instrument No. 20010302-0019683 in the office of the Register of Deeds for Davidson County, Tennessee.

This is improved property known as 1814 Lebanon Road, Nashville, Tennessee 37214.

Witness our hands this 24th day of February, 2025.

Barry Neal Oakley, Co-Trustee of the Billy Neal Oakley Credit Shelter Trust,
General Partner of Oakley Enterprises FLP f/k/a Oakley Enterprises, LP

Katheryn Oakley Jarrell, Co-Trustee of the Billy Neal Oakley Credit Shelter Trust, General Partner of Oakley Enterprises FLP f/k/a Oakley Enterprises, LP

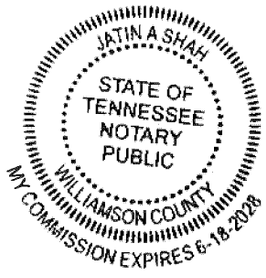
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Barry Neal Oakley and Katherynn Oakley Jarrell, Co-Trustees of the Billy Neal Oakley Credit Shelter Trust, General Partner of Oakley Enterprises, FLP f/k/a Oakley Enterprises, LP, with whom I am personal acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his/her/their oaths, acknowledged himself/herself/themselves to be the Co-Trustees of the Billy Neal Oakley Credit Shelter Trust General Partner of Oakley Enterprises, FLP f/k/a Oakley Enterprises, LP and that he/she/they as such Co-Trustees, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of February, 2025.

Notary Public Jatin A. Shah

My Commission Expires:
6-18-2028



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREAT FOR THIS TRANSFER IS $10.00.

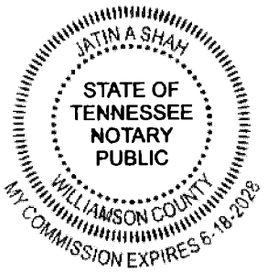
Carmen Coats

AFFIANT

SUBSCRIBED AND SWORN before me this the 24th day of February, 2025.

Notary Public

My Commission Expires:
6-18-2028



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 February 24, 2025.

Affiant Signature

27th day of February, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

