Karen Johnson Davidson County
Batch# 1244140 DEEDQC
03/07/2025 09:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250307-0017159

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information supplied by the parties

New Owner: James Andrew Neal
1007 Scramblers Knob
Franklin, TN 37069

Send tax notice to: SAME

Map and Parcel Number: 129-12-92.00

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **NEAL PROPERTIES, L.P. a Tennessee limited partnership** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **James Andrew Neal** ("Grantee"), all of its interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in the 7th Civil District of Davidson County, Tennessee described according to a copy of a survey thereof made by Ralph W. C. Lambert, Surveyor, December 12, 1953, as follows:

BEGINNING on the westerly margin of State Highway No. 100 at the southeast corner of the property conveyed to Joe Bendal Lawrence and wife by deed from P. M. Chaffin and wife, of record in Book 2145, page 295, Register's Office for said County; thence with Lawrence's southerly line westerly 114.7 feet to the right of way of the N. C. & St. L Railroad; thence southerly with said right of way 139.8 feet; thence easterly 101 feet to a point in the westerly margin of State

Highway No. 100; thence with the margin of same northerly 139 feet to the point of beginning.

Being the same property conveyed to **Neal Properties L.P., a Tennessee limited partnership**, by Quitclaim Deed dated February 20, 2002, from **Lannie Walker Neal, Jr., Trustee of the Lannie Walker Neal, Jr. Revocable Living Trust dated August 5, 1997** recorded in Instrument Number 20020313-0031923, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

Description is taken from prior deed of record.

This is improved real property known as: **6592 Highway 100, Nashville, Tennessee 37205**.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on the 6th day of March 2025.

James Andrew Neal, General Partner
on behalf of Neal Properties, L.P.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within **James Andrew Neal, on behalf of Neal Properties, L.P.**, with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March 2025.

NOTARY PUBLIC

My Commission Expires: 02/07/2026

KATHERINE JOHNSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. February 7, 2026
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

AFFIANT

Sworn to and subscribed to before me on the 6th day of March 2025.

NOTARY PUBLIC

My Commission Expires: 02/07/2026

KATHERINE JOHNSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
February 7, 2026
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Aaron Morales, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 6, 2025.

Affiant Signature

March 6, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6th day of March 2025.

Notary's Signature

My Commission Expires: 02/07/2026

Notary's Seal:

KATHERINE JOHNSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
February 7, 2026
COUNTY OF WILLIAMSON