Karen Johnson
Batch # 1246162
03/14/2025 10 35 57 AM
Fees $18 00 Taxes $3 70

Davidson County
DEEDQC
3 pgs

20250314-0018791

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

QUITCLAIM DEED

FROM: QUALITY CLEAN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

TO: GROVE PARK VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Address New Owner as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Grove Park Ventures, LLC P.O. Box 2966 Brentwood, TN 37024	New Owner	049-00-0-351.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer is $1,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of March, 2025.

NOTARY PUBLIC

My Commission Expires: 1/30/29

MATTHEW CROWNING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 30, 2029

In consideration of One Dollar ($1.00), and other good and valuable consideration, QUALITY CLEAN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (hereinafter the "Grantor"), hereby quitclaims and conveys a 50% undivided interest in and to the hereinafter described property to GROVE PARK VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, (hereinafter the "Grantee"). Said property is a certain parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This is unimproved property commonly known as: 0 Knight Drive, Nashville, TN 37207.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by Grantor and Grantee.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the 11th day of March, 2025.

QUALITY CLEAN CONSTRUCTION, LLC:

BY: _____
EDWARD MONROE SIMMONS, JR., MEMBER

BY: _____
SHIRLEY ANN THOMPSON, MEMBER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Edward Monroe Simmons, Jr , with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member (or other officer authorized to execute the instrument) of Quality Clean Construction, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and seal, at office in Brentwood, TN, this 11th day of March, 2025

_____
Notary Public

My Commission Expires. 1/30/29

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 30, 2029

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Shirley Ann Thompson, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Member (or other officer authorized to execute the instrument) of Quality Clean Construction, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Member.

Witness my hand and seal, at office in Brentwood, TN, this 11th day of March, 2025

_____
Notary Public

My Commission Expires: 1/30/29

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 30, 2029

EXHIBIT "A"
PROPERTY DESCRITION

Beginning at an iron pin found in a TVA easement, said iron pin being the southwesterly corner of the Webb property, of record in Instrument Number 20020131-0013599; said point also being an easterly corner of the Terminal Logistics II FXG Ground SPE, LLC property, of record in Instrument Number 20210119-0007430; thence with Terminal Logistics II FXG Ground SPE, LLC's westerly line S 59°04'36" W a distance of 607.84 feet to a T-post found and crossing the center of a TVA easement at 78.90 feet; said T-post being the northeasterly corner of Willow Trace Subdivision, Phase Two, Book 7900, Page 46; thence with the northerly line of Willow Trace, Phase Two N 49°30'15" W a distance of 461.72 feet to an iron pin set, set point being the southeasterly corner of the Prestwick Place Subdivision, Plat Instrument Number 20040723-0088164; thence with the easterly line of Prestwick Place N 38°15'52" E a distance of 636.77 feet to a T-post found, said point being the southwesterly line of Webb, aforementioned the following two calls: S 84°08'14" E a distance of 238.38 feet to an iron pin found; thence S 27°30'02" E, crossing the center of a TVA easement at 503.94 feet, a total distance of 522.09 feet back to the point of beginning and having an area of 9.197 acres (400,640 square feet) according to a survey conducted by Crow Land Surveying on May 12, 2021.

Being the same property conveyed to Quality Clean Construction, LLC by Warranty Deed from Ricky Earps of record in Instrument No. 20220506-0052581, Register's Office for Davidson County, Tennessee, dated April 29, 2022 and recorded on May 06, 2022.