Karen Johnson Davidson County
Batch# 1254852 DEEDQC
04/01/2025 01:52:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250401-0024704

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Brentwood East Partners<br>2002 Richard Jones Road<br>Suite C-200<br>Nashville, TN 37215 | 161-00-0-084.01 | Owner |
| This instrument prepared by: Bradley Arant Boult Cummings LLP (apc)<br>1221 Broadway, Suite 2400, Nashville, TN 37203 | | |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **JFM BRENTWOOD EAST, LLC,** a Tennessee limited liability company (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to **BRENTWOOD EAST PARTNERS,** a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, an undivided 9.785% fee simple interest in and to certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by references (the "Property").

This is improved property located at 15535 Old Hickory Boulevard, Nashville, Davidson County, Tennessee.

This Property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

**IN WITNESS WHEREOF**, Grantor has executed this Quitclaim Deed as of the 27 day of March, 2025.

**JFM BRENTWOOD EAST LLC,** a Tennessee limited liability company

By: _____

Name: James F. Munro

Title: Sole Member

**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

Personally appeared before me. Delsa J. Carter, Notary Public, **JAMES F. MUNRO**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who farther acknowledged that he is the Sole Member of **JFM BRENTWOOD EAST LLC,** a Tennessee limited liability company, and that he as Sole Member, being authorized to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of March, 2025.

_____

NOTARY PUBLIC

My Commission Expires: 07-07-2025

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 1st[th] day of April, 2025.




Notary Public

My Commission Expires: _____

**Exhibit A**
**Legal Description**

Certain real estate in Davidson County, Tennessee, described as follows to-wit:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 3 on the Subdivision Plat for Regency/Brentwood East, as of record in Plat Book 9700, Page 890, Register's Office for Davidson County, Tennessee, and also being described as follows:

BEGINNING at an existing iron rod at the intersection of the southerly right-of-way line of Old Hickory Boulevard, width varies, and the westerly property line of the property of Carl J. A. Wright, et ux, as of record in Book 5149, page 447, said Register's Office, also being Lot 52 on the Plat of The Highlands Section One, as of record in Plat Book 4715, page 15, said Register's Office; thence leaving the southerly right-of-way line of Old Hickory Boulevard with the westerly property line of Carl J. A. Wright, et ux, South 07 degrees 35' 01" West, 133.45 feet to an existing iron rod; thence North 83 degrees 40' 42" West, 142.60 feet to an existing flagged fence post; thence continuing with the westerly property line of Carl J.A. Wright, et ux, and with the westerly property line of Stephen D. Reed, et ux, as of record in Book 6902, page 627, said Register's Office also being Lot 50 on the Plat of The Highlands Section Two, as of record in Plat Book 4955, page 40, said Register's Office, and Wade B. Mangrum, as of record in Book 11029, Page 467, said Register's Office, also being Lot 49 on the Plat of The Highlands Section Two, South 00 degrees 01' 34" West, 175.32 feet to an iron rod set at a corner common with the property of Harris H. Williams, et ux, as of record in Book 11491, Page 514, said Register' Office; thence with the northerly property line of Harris H. Williams, et ux, North 86 degrees 31' 50" West, 355.31 feet to an existing iron rod at a corner common with Lot 1 of the Subdivision Plat of Regency/Brentwood East; thence with the easterly property line of Lot 1 of the Subdivision Plat of Regency/Brentwood East, North 03 degrees 28' 10" East; 137.11 feet to an iron rod set at a corner common with Lot 2 of the Subdivision Plat of Regency/Brentwood East; thence with the southerly property line of Lot 2 of the Subdivision Plat of Regency/Brentwood East, South 86 degrees 31' 50" East, 149.00 feet to a P.K. Nail set; thence with the easterly property line of Lot 2 of the Subdivision Plat of Regency/Brentwood East, North 03 degrees 28' 10" East, 175.65 feet to a P.K.. Nail set in the southerly right-of-way line of said Old Hickory Boulevard; thence with the southerly right-of-way line of Old Hickory Boulevard, South 85 degrees 57' 32" East, 2.55 feet to a RK. Nail set; thence South 84 degrees 35' 13" East, 345.42 feet to the point of BEGINNING, containing 101,424 square feet (2,328 acres, more or less), according to a survey entitled "ALTA/ACSM Land Title Survey of Lot 3, Regency/Brentwood East" prepared by Cherry Land Surveying, Inc., dated May 11, 2001, revised April 18, 2002.

Parcel 2:

TOGETHER WITH appurtenant easements contained in the Reciprocal Easement Agreement recorded in Deed Book 11443, page 152, Davidson County, Tennessee records.

Being the same property conveyed to Grantor as to a 9.785% undivided interest pursuant to Special Warranty Deed from Carter Jackson, LLC, recorded as Instrument No. 20150317-0023004 in the Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, Bainbridge Dillion, 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 03/27/2025 (date of document).

Bainbridge Dillion
Affiant Signature

04/01/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of April, 2025.

Erica Allyn
Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL

