L&L#5352-1-18

This instrument prepared by:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

Karen Johnson Davidson County
Batch # 1263033 DEEDQC
04/22/2025 11 41 59 AM 3 pgs
Fees $17 00 Taxes $0 00
20250422-0030636

Address of Owner:
Matthew Mondelli
914 Point View Circle
Mt. Juliet, TN 37122

Send Tax Bill to:
OWNER

Tax ID:
034-10-0-053.00

IMPORTANT:

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Lee and Lee Attorneys at Law, P.C. shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel.

QUITCLAIM DEED

For and in consideration of the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tony Robert Milliken** has bargained and sold, and does hereby transfer, convey, remise, release and forever quitclaim, unto **Matthew Mondelli, his** heirs and assigns, all right, title and interest in and to the following described property to-wit:

Being land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee located south of Edenwold Road and east of Gallatin Pike being a portion of property conveyed to Dylan Custom Mixing, LLC, by deed of record as Instrument Number 20000301-0020164 Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin (old) in the southerly right-of-way of Edenwold Road, said pin being 1,390 feet from the easterly right-of-way of Gallatin Pike, said pin also being the northwesterly corner of Parcel 53;

THENCE, along the southerly right-of-way of Edenwold Road the following calls: N 82°43'00" E, 172.62 feet, S 86°32'48" E, 138.27 feet, with a curve to the left, 171.33 feet, said curve having a central angle of 13°23'25", a radius of 733.12 feet, a tangent of 86.06 feet and a chord of S 83°12'33" E, 170.94 feet, S 89°54'20" E, 231.90 feet, with a curve to the left 80.38 feet, said curve having a central angle of 07°41'00", a radius of 599.42 feet a tangent of 40.25 and a chord of N 86°15'15" E, 80.32 feet; N 82.24' 41" E, 200.00 feet, N 84°07'34" E, 37.75 feet, N 23°57'28" W, 18.40 feet, N 84°10'53" E, 161.14 feet in the westerly right-of-way of C.S.X. Transportation Railroad;

THENCE, along said right-of-way with a curve to the left 320.09 feet, said curve having a central angle of 09°21'43", a radius of 1,959.00 feet a tangent of 160.40, and a chord of S 38°21'29" W, 319.74 feet;

THENCE, leaving said right-of-way and along the northerly line of property conveyed to Michael C. Geitz by deed of record as Instrument Number 20001020-0104123, R.O.D.C., S 76°42' W, 321.45 feet to the northerly line of Stanley Heights Subdivision of record in Plat Book 3300, Page 74, Register's Office for Davidson County, Tennessee;

THENCE, along said northerly line, S 61°40'00" W, 455.90 feet to an iron pin (old) in the southeasterly corner of property conveyed to Karl A. Schoenenberger, et. ux. by deed of record in Deed Book 7336, Page 813, Register's Office for Davidson County, Tennessee.

THENCE, along the easterly line of said Schoenenberger property, and the easterly terminus of Shakespeare Avenue (50-foot right-of-way), N 08°09'26" W, 275.84 feet to the northerly right-of-way of said Shakespeare Avenue;

THENCE, along said northerly right-of-way, S 82°28'36" W, 200.66 feet to the southeasterly corner of property conveyed to Joseph L. Swift, et. ux. by deed of record in Deed Book 6902, Page 364, Register's Office of Davidson County, Tennessee.

THENCE, along the easterly line of said Swift property and property conveyed to Barbara Tittle, Trustee by deed of record in Deed Book 10996, Page 354, Register's Office for Davidson County, Tennessee, N 07°07'04" W, 234.44 feet to the Point of Beginning; containing 305,277 square feet, or 7.01 acres, more or less.

Being the same property conveyed to Tony Robert Milliken by Warranty Deed from ARC Hold Co, LLC, a Tennessee Limited Liability Company dated March 22, 2024, and of record in Instrument No. 20240322-0020005, Register's Office for Wilson County, Tennessee.

[Remainder of the page intentionally left blank]

This instrument and the interest hereby released and quitclaimed are subject to such taxes, restrictions, easements, ordinances, limitations and encumbrances as may affect the premises.

Witness our hands this the 15th day of August 2024.

Tony Robert Milliken

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Tony Robert Milliken**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal this the 15th day of August 2024.

NOTARY PUBLIC
My commission expires: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ -0-

AFFIANT

Subscribed and sworn to before me this 15th day of August, 2024

NOTARY PUBLIC
My Commission Expires: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026