Karen Johnson Davidson County
Batch # 1268515 DEEDQC
05/05/2025 09 43 41 AM 4 pgs
Fees $22 00 Taxes $0 00
20250505-0034508

THIS INSTRUMENT PREPARED BY:
James P Catalano, Esq
THE CATALANO FIRM, PLC
P O Box 681267
Franklin, TN 37068-1267

THIS DEED WAS PREPARED WIHTOUT THE BENEFIT OF A TITLE EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTER WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID NO:
TAM-ARA, LLC 1211 Round Grove Ct Brentwood, TN 37027	TAM-ARA, LLC 1211 Round Grove Ct Brentwood, TN 37027	Parcel ID: 119100031.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Tammy Williams ("Grantor") pursuant to and in consideration of Ten Dollars ($10.00), do hereby convey, remise, release and forever quitclaim unto TAM-ARA, LLC ("Grantee") all right, title and interest in and to certain real property located in Davidson County, Tennessee located at 2844 B Logan Street, Nashville, Tennessee 37211 being more particularly described as follows, to wit:

TRACT NO. I:

A certain tract or parcel of land in Davidson County, Tennessee, in the 6th Civil District of said County, described according to a survey thereof made December 5, 1956, by Hickerson and Miller Engineers, as follows:

Beginning at an iron pin in the easterly margin of Logan Street or Avenue, said point being 459.2 feet north of the northerly margin of Thompson Lane, thence with the margin of the same northwardly 83 feet to an iron pin; thence South 87° 05' East 160 feet; thence South 4° 00' West 83 feet; thence North 87° 05' West with an old established fence line 160 feet to the beginning.

TRACTNO.2:

Land lying in Davidson County, property being described in Book 4097, Page 603, and further described according to a survey made by John Kohl dated

March 8, 1986, as follows:

Beginning on the easterly margin of Logan Street or Avenue at an iron pin 588.2 feet north of the center line of Thompson Lane; thence with the margin of the same, northwardly 50 feet to an iron pin; thence South 87° 05 minutes East 160 feet to an iron pin; thence South 4° 00' West 50 feet to an iron pin; thence North 87° 05' West I 60 feet to the beginning.

TRACTNO.3:

A certain tract or parcel of land in Davidson County, State of Tennessee. described as follows, to- wit:

Beginning on the easterly margin of Logan Avenue at a point 641.9 feet north of the center line of Thompson Lane, said point being the northwest comer of the property conveyed to Alma L. Lincoln by deed from Edgar Turrentine and wife, of record in Book 1764, Page 611, Register's Office for Davidson County, Tennessee; thence with the easterly margin of Logan Avenue, northwardly 60 feet; thence eastwardly 160 feet; thence southwardly 60 feet to the northeast comer of the Alma L. Lincoln lot; then with the Lincoln's north line, westwardly 160 feet to the beginning.

The foregoing legal description is the same as in previous deed of record.

ALSO DESCRIBED AS FOLLOWS:

Being a tract of land in the central portion of Davidson County, Nashville, Tennessee. Said tract lying in the I 6th Council District of Nashville, Davidson County, Tennessee. Bounded on the north by AE K. Son & Stacey Strohauer, trustees as recorded in Instrument 201212280120002 Registers Office Davidson County Tennessee (R.O.D.C.T.), on the east by St. Edwards Catholic Church as recorded in Instrument 200504250045512 R.O.D.C.T., on the south by DP Properties as recorded in Book 9948, Page 279 R.O.D.C.T. and on the west by public right-of-way (r/w) of Logan Street (40' public r/w). Said tract being described as follows:

Point of beginning being an iron rod new at the southwest comer of the property being described, lying on the easterly r/w margin of Logan Street; said point having a northing of 648,298.39 and an easting of!,749,440.12; thence with said easterly margin of Logan Street North 6 degrees 43 minutes 09 seconds East 193.00 feet to a PK new; thence leaving said r/w South 83 degrees 20 minutes 01 seconds East 160.00 feet to a found ½ iron rod old; thence South 6 degrees 43 minutes 09 seconds West 193.00 feet to an iron rod new; thence North 83 degrees 20 minutes 01 seconds West 160.00 feet to the point of beginning.

Containing approximately 30,880 square feet or 0.71 acres.

The foregoing legal description was prepared from the ALTA/NSPS Land Title Survey dated December 7, 2017, identified as Job No. 17-187 and prepared by Douglas Ball-Chandler, Tennessee Registered Land Surveyor Registration No. 2588, of Ragan-Smith Associates, Inc., 315 Woodland Street, P.O. Box 60070, Nashville, Tennessee 37206.

This being the same property conveyed to Minovi, LLC, by Special Warranty Deed from Holly L. Roche, Trustee of the Hibbard/Glickmann Trust dated October 26, 2016, of record as Instrument No. 20171213-0127272 in the Register's Office for Davidson County, Tennessee.

This being the same property conveyed from Minovi, LLC by quitclaim deed to Tammy Williams on May 1, 2020, and recorded with Davidson County Tennessee Register of Deeds office as instrument 20200511-0048781 on May 11, 2020.

WITNESS, the hand of the undersigned this the 25 day of April 2025

Tammy Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tammy Williams, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names.

Witness my hand, at office, this the 25th day of April 2025.

Notary Public

My commission expires: 5/23/2026

JAMES P. CATALANO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm Expires May 23, 2026

The actual consideration for the value of this transfer is Ten and NO/100 ($10.00) DOLLARS.

Tammy Williams

Sworn to and subscribed before me, this 25 day of April 2025

Notary Public

My commission expires: 5/23/2026

JAMES P. CATALANO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires May 23, 2026