Karen Johnson Davidson County
Batch# 1274103 DEEDQC
05/16/2025 11:04:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20250516-0038714

QUITCLAIM DEED	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 16 day of May 2025. Notary Public My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Address New Owners as:	Tax Bill To:	Map / Parcel
Southern Exchange and Acquisitions, Inc., Trustee 109 Kenner Avenue, Ste. 201 Nashville, TN 37205	New Owner	07202014000 07202013900 08309008700 06008005800 06000005300 06100008300

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Southern Exchange and Acquisitions, Inc., Trustee of the Main Street Trust** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Southern Exchange and Acquisitions, Inc., Trustee of the Shiny Objects LL&C Trust** (hereinafter referred to as "Grantee"), all of its interest in the following described parcel of real estate located in Davidson County, Tennessee:

[Map 72.2 Parcel 139.00]

Parcel A: Land in the 11th, formerly 18th Civil District of Davidson County, Tennessee, being Lot Nos. 14 and 15 on the plan of E.B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for said

county, described together as follows: Beginning at the southeast corner of Masonic Home Road and short Street; thence with the southerly margin of Short Street eastwardly 132 feet 1 inch to the corner of Lots nos., 15 and 16; thence with the line between sad two lots southwardly 115 feet to the northerly line of Lot no. 13; thence westwardly with said line, 33 feet to the northeasterly margin of Masonic Home Road; thence with said road northwesterly 150 feet 3 inches to the beginning.

Parcel B: Being Lot No. 22 on the Map of Craig's Subdivision of the Crownover Property of record in Book 894, pages 640 and 641, of the Register's Office for said county. Said Lot N. 22 fronts 50 feet on the northerly side of Short Street and runs back between parallel lines 140 feet to a dead line.

Parcel C: Being Lot No. 21 on the Map of E.B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for said County. Said lot No. 21 fronts 50 feet on the northerly side of Short Street and runs back between parallel lines along the west right of way of Baxter Street 140 feet to a dead line in the rear.

Parcel D: Beginning at the northwest corner of Masonic Home Road and Baxter Avenue; thence with the northerly margin of the Masonic Home Road westerly 266.74 feet to a point in the curve of Masonic Home Road; thence with the said curve 51.28 feet to the southerly margin of Lot. No. 15; thence with the corner margin of Lot No. 15 easterly 33 feet to the southerly margin of Short Street; thence with the southerly margin of Short Street easterly 250 feet to the southwest corner 22.3 feet to the beginning.

Parcel E: Beginning at a point in the north margin of Short Street, which point is 100 feet westerly from the northwestern intersection of Short Street and Baxter Avenue; thence with the north margin of Short Sweet, westerly 331.79 feet to a point where Short Street intersects the northeast margin of Masonic Home Road; thence with the northeast margin of Masonic Home Road 182.84 feet to the northwest corner of Lot No. 30; thence easterly 439.46 feet to the northeast corner of Lot No. 23; thence with the easterly line of Lot No. 23 southerly 140 feet to the point of beginning.

Being part of the same property conveyed to Southern Exchange and Acquisition, Inc., Trustee of the Main Street Land Trust by Quitclaim Deed from Big Tent, LLC, a Tennessee Limited Liability Company, as of record in Instrument No. 20211105-0148314, Recorder's Office for Davidson County.

This improved real property is located on 3501 Baxter Street, Nashville, Tennessee.

[0720201400]

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled the Subdivision Plat of the First Revision of Inglewood Retail Center, of record in Plat

Book 9700, page 550, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Southern Exchange and Acquisition, Inc. as Trustee for Main Street Land Trust by Special Warranty Deed from Richard W. Carpenter, Sr., in record of Instrument No. 20201016-0120853, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as 3407 Gallatin Pike N. Nashville, TN 37216.

[060 08 0 058.00]

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of E.A. Lindsley Subdivision, of record in Book 547, Page 144, in Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Southern Exchange and Acquisitions, Inc., Trustee of the Main Street Land Trust dated April 29, 2018, by Quitclaim Deed from Belle Meade Title and Escrow Corp., Trustee, in record of Instrument No. 20250222-0012036, Register's Office for Davidson County.

This improved real property is commonly known as 215 Ben Allen Road, Nashville, TN 37207.

[060 00 0 053.00]

Land in 12th, formerly 17th, Civil District of Davidson County, Tennessee, being part of the tract of land known as Maplewood, and being part of Lot No. 4 on the Plan of Williams Phillips' Land, as of record in Book 57, page 21, Register's Office for said county, described according to a copy of a survey thereof made December 20, 1922,, by Eric Drake, County Surveyor, as follows: Beginning at a point in the center of road leading from the Dickerson Turnpike to the Gallatin Turnpike, known as Ben Allen Road, or Lane, at the northeast corner of the tract of land conveyed to C.A. Sowell and wife, by deed from Alex Perry and wife, of record in Book 613, Page 107, Register's Office, being the Northwest corner of the lands belonging to D.H. Thompson; thence, with the line between said tract of land South 5 degrees West 1330 feet to a rock; thence North 87 degrees West 788 feet to a rock; thence North 5 degrees East 202 feet to a rock; thence, south 87 degrees East 453 feet to a stake; thence North 5 degrees East 1034 feet to the center of the Ben Allen Road; thence with the center of the same North 69 ½ degrees East 264 feet, North 88 ½ degrees East 82 feet to the point of beginning, containing 12 acres, more or less.

Being the same property conveyed to Southern Exchange and Acquisitions, Inc., Trustee of the Main Street Land Trust by Quitclaim Deed from Southern Exchange

and Acquisitions, Inc., Trustee of the Main Street Land Trust, in record of Instrument No. 20221209-0128154, Register's Office for Davidson County, Tennessee.

This unimproved real property is commonly known as 224 Ben Allen Road, Nashville, TN 37207.

[083 09 0 087.00]

Being Lots 7 and 88 on the Plat of Bellevue, Judge B.D. Bell's addition to Eastland, as of record in Book 332, page 109, Register's Office for said county.

Said Lot No. 7 fronts 50-3/4 feet on the easterly side of 11th Street and runs back 182 feet on the southerly line and 190 feet on the northerly line to an alley, and shows 50 feet on said alley.

Said Lot No. 8 fronts 50-3/4 feet on the easterly side of 11th Street and runs back 182 feet on the southerly line and 190 feet on the northerly line to an alley, and shows 50 feet on said alley.

Being a part of the same property conveyed to Laura Ellis, Trustee of the Main Street Trust by Quitclaim Deed from Big Tent, LLC, a Tennessee Limited Liability Company, in record of Instrument No. 20101030-0103959, Register's Office for Davidson County. Southern Exchange and Acquisitions, Inc., Trustee of the Main Street Trust was appointed as trustee by Appointment of Successor Trustee from Beneficiary of the Main Street Trust, in record of Instrument No. 20250927-0075114, Register's Office for Davidson County.

This is an improved property commonly known as 203 N. 11th Street, Nashville, TN 37206.

[061 00 0 083.00]

Beginning at an iron pin set in the southwesterly R.O.W. of Ben Allen Road, said pin being North 52 degrees, 04 minutes, 3 seconds West, a distance of 50.30', as measured along said R.O.W., from the northwest corner of the property conveyed to Harvey H. Chung, Trustee, by deed of record in book 7074, Page 415, Register's Office for Davidson County, Tennessee, and proceeding as follows:

Leaving R.O.W., South 31 degrees, 41 minutes, 25 seconds West, a distance of 861.83' to an iron pin: Thence, North 14 degrees, 31 minutes, 38 seconds West, a distance of 236.41' to a concrete monument, being U.S.C. and G.S. Station "Allen", Thence; North 12 degrees, 28 minutes, 29 seconds East, a distance of 781.72' to an iron pin set in said R.O.W. of Ben Allen Road; Thence, with said R.O.W., in a southeasterly direction with a curve to the right having a radius of 526.17', an arc distance of 85.00' to an iron pin;

Thence; continuing with said R.O.W., South 52 degrees, 04 minutes, 03 seconds East, a distance of 345.14' to the beginning and containing 5.226 acres, more or less, as described according to a survey by Barry Greer and Associates, 2103 Windsor Place, mt. Juliet, Tennessee, License Number 211.

Being the same property conveyed to Southern Exchange and Acquisitions, Inc. Trustee for the Main Street Land Trust, by Quitclaim Deed from Southern Exchange and Acquisitions, Inc. Trustee for the Main Street Land Trust, in record of Instrument No. 20221209-0128153, Register's Office for Davidson County, Tennessee.

This unimproved property is known as 300 Ben Allen Road, Nashville, TN 37207.

This is the same legal description found in the last instrument of record.

This Quitclaim Deed is being executed to convey any remaining interest of Southern Exchange and Acquisitions Inc., as reflected in the Quitclaim Deed in Record of Instrument Number 20241003-0076792. Southern Exchange and Acquisitions, Inc. did not sign as Trustee of the Main Street Trust, but intended to do so.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 10 day of May, 2025.

Grantors:
Southern Exchange and Acquisitions, Trustee of the Main Street Trust.

By: Robert J. Notestine, III as President of Southern Exchange Acquisitions

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Robert J. Notestine, III, President for Southern Exchange and Acquisitions,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **President for Southern Exchange and Acquisitions**, and as such **President** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Southern Exchange and Acquisitions,** the within named bargainor, and that he as such **President,** executed the foregoing instrument for the purpose therein contained, by signing the name **Robert J. Notestine, III as President of the Corporation.**

WITNESS my hand and official seal at Nashville, Tennessee, this 16th **day of** May, **2025.**

Josephine R. Clark
Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Certificate of Authenticity

I, Robert J. Notestine III, 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 May 16, 2025.

AFFIANT SIGNATURE

May 16, 2025
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 16 day of May, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.20

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029