Karen Johnson Davidson County
Batch # 1355852 DEEDQC
12/09/2025 02:06:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251209-0097961

THIS INSTRUMENT PREPARED BY:
STAFFORD PARTNERS
PO BOX 1625
BRENTWOOD, TN 37204-1625

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Echo Site Partners PO Box 1625 Brentwood, TN 37024-1625	Same	10603000800

FOR AND IN CONSIDERATION of the sum of No Dollars ($0.00) but other good and valuable consideration each to the other received, **STAFFORD PARTNERS NO. 1 L.P., a Tennessee Limited Partnership,** "Grantor", do hereby quitclaim, and by these presents do transfer all of their right, title, and interest unto **ECHO SITE PARTNERS, a Tennessee general partnership**, "Grantee", and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in the 3rd, formerly the 15th Civil District of Davidson County, Tennessee, being part of Lot 2 on the Map of the Emily Baird Subdivision, not of record, described as follows:

Beginning at a point in the southerly line of the Elm Hill or Stones River Road, where the same intersects the east line of the right-of-way of the L & N Railroad; thence with said railroad right-of-way, South 47 deg. 15' West 72 feet to a point in the east line of Arlington Avenue; thence with the east line of said Avenue, South 3 deg. 30' East 200 feet to a point in the north line of the Lebanon Branch of the Nashville, Chattanooga and St. Louis right-of-way; thence with said right-of-way, North 1 deg. East 128.5 feet to a point, the southwest comer of the Copeland Lot; thence with Copeland's west line, North 5 deg. 30' West 236.5 feet to a point in the south line of the Elm Hill or Stones River Road; thence with the same, South 84 deg. 15' West 74 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRITION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING TRACT OF LAND CONVEYED TO Metropolitan Government of Nashville, Davidson County, Tennessee, by deed of record in Book 3678, page 539, Register's Office for said County,

Beginning at a point in the southerly line of the Elm Hill or Stones River Road where the same intersects the east line of the right-of-way of the L & N Railroad; thence with said railroad right-of-way, South 47 deg. 15' West 72 feet to a point in the east line of Arlington Avenue; thence with the east line of said Avenue South 3 deg. 30' East 200 feet to a point in the north line of the Lebanon Branch of the Nashville, Chattanooga and St. Louis right-of-way; thence with said right-of-way; thence with said right-of-way, North 1 deg. East 28 feet, more or less, to a point; thence northerly with a curve along the east right-of-way of the newly relocated Arlington Avenue, 179 feet, more or less, to a point; thence continuing northerly with said newly relocated Arlington Avenue, 30 feet, more or less, to a point; thence northeasterly along the arch of a 35 foot radius with said newly relocated Arlington Avenue, 55 feet, more or less, to a point in the southerly line of Elm Hill or Stones River Road; thence with the same, South 84 deg. 15' West 30 feet, more or less, to the point of beginning.

Being the same property conveyed to STAFFORD PARTNERS NO. 1 L.P., by deed of record as Instrument No. 20111229-0101582, said Register's Office.

This improved property, known as **1303 Elm Hill Pike, Nashville, Davidsion County, Tennessee.**

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 29th day of December 2024.

STAFFORD PARTNERS NO. 1, L.P.,
a Tennessee Limited Partnership

By: _____

Title: General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary, of the State and County aforesaid, personally appeared Ann Thurman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a general partner of Stafford Partners No. 1, L.P. a limited partnership, the within named bargainor, a limited partnership, and that such person, as such general partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by such person as general partner.

Witness my hand and seal, at office, in Williamson County TN, this 29th day of December, 2024.

LESLIE RAMSAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Leslie Ramsay
NOTARY PUBLIC

My Commission Expires: April 27, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer or value of property transferred (whichever is greater) is $0.

_____
Affiant

Sworn to and subscribed before me this 29th day of December 2024.

LESLIE RAMSAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Leslie Ramsay
NOTARY PUBLIC

My Commission Expires: April 27, 2025