QUITCLAIM DEED

Karen Johnson
Batch # 1397496
03/25/2026 03:57:39 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260325-0023839

J-CCD-25-1222-1224-63

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 THE 24th DAY OF Mar, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-3-2029
(AFFIX SEAL)

PATRICIA PARSONS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wilson+ Sons Land Management LLC, a Tennessee limited liability company	**NEW OWNER**	
(NAME)	(NAME)	
4570 Clarksville Pike,		**10504026500** **10504026600** **10504027100**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILSON+ SONS LAND MANAGEMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **WILSON+ SONS LAND MANAGEMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE THE MAP & PARCEL NOS. TOGETHER INTO ONE MAP & PARCEL NO.

1222 Lewis St., Nashville, TN 37210

Land in Davidson County, Tennessee, being part of Lot No. 23 on the Old Fairgrounds Plan of Lots of record in Plat Book 21, page 116, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at the southeast corner of Lewis, formerly East Hill Street, and thence with the southerly margin of Stanley Street, easterly 155 feet to T. A. Turner's northwest corner; thence with his westerly line, southerly 53 feet; thence westerly parallel with Stanley Street, 155 feet to the easterly margin of Lewis Street; thence with the easterly margin of said street, northerly 53 feet to the beginning.

Being a portion of the same property conveyed to Wilson+ Sons Land Management LLC, a Tennessee limited liability company of record in Instrument No. 20250310-0018004, Register's Office for Davidson County, Tennessee.

1224 Lewis St., Nashville, TN 37210

Land in Davidson County, Tennessee, being part of Lot No. 23 on the Plan of the Old Fair Grounds plat fronting 58 feet on East Hill Street (now known as Lewis Street) and measuring back the full depth of said Lot No. 23. The Plan of the Old Fair Grounds is of record in Plat Book 21, page 116, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete legal description.

Being a portion of the same property conveyed to Wilson+ Sons Land Management LLC, a Tennessee limited liability company of record in Instrument No. 20250310-0018004, Register's Office for Davidson County, Tennessee.

63 N Hill St., Nashville, TN 37210

Land in Davidson County, Tennessee, being Lot No. 23, on the Old Fairgrounds Plan of Lots, as of record in Book 21, Page 116, in the Register's Office of Davidson County, Tennessee, described as follows: Beginning on the Southerly margin of North Hill Street at a point 155 feet East of the Easterly margin of East Hill Street; thence Southwardly and parallel with the Easterly margin of said East Hill Street 53 feet; thence Eastwardly and parallel with the Southerly margin of said North Hill Street 150 feet; thence Northwardly 53 feet to the Southerly margin of said North Hill Street; thence with same Westwardly 150 feet to the beginning.

Being a portion of the same property conveyed to Wilson+ Sons Land Management LLC, a Tennessee limited liability company of record in Instrument No. 20250310-0018004, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **unimproved** property known as: **1222 Lewis St, 1224 Lewis St., & 63 N Hill, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 24th day of March, 2026.

Wilson+ Sons Land Management LLC

BY: _____

Marcus Wilson
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCUS WILSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of WILSON+ SONS LAND MANAGEMENT LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of March, ~~2025.~~ 2026

_____
Notary Public
My Commission Expires: 9-5-2029
(SEAL)

PATRICIA PARSONS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212