QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 08/22/05 15:30 3 pgs
Fees:17.00 Taxes:0.00

20050822-0099981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: April 18, 2006.
(AFFIX SEAL)

DELANDA D. SCOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall C. Kloke		Map 86
(NAME) 3145 Brandau Road	(NAME) NEW OWNER	Group
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	Parcel 242 & 243
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Janet L. Henderson and husband, James Henderson**, HEREINAFTER CALLED THE GRANTORS, DO HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM UNTO **Randall C. Kloke**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3145 Brandau Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of August, 2005.

Janet L. Henderson

James Henderson by Janet L. Henderson as his attorney in fact

James Henderson by Janet L. Henderson as his attorney in fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Janet L. Henderson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of August, 2005.

Commission expires: April 18, 2006

Delaina D. Scoby

Notary Public

DELAINA D. SCOBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8/15/2005, before me personally appeared James Henderson by Janet L. Henderson as his Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James Henderson, and acknowledged that such person executed the same as the free act and deed of James Henderson.

Witness my hand and official seal at Nashville, Tennessee this 15th day of August, 2005.

Commission expires: April 18, 2006

Delaina D. Scoby

Notary Public

DELAINA D. SCOBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION ATTACHMENT

TRACT I: Being a tract of land lying in the 4th Civil District, 12th Councilmanic District, Davidson County, Tennessee, said tract being the property of Christine Alexander, as recorded in Deed Book 9883, page 928. Said tract being bounded as follows: On the north by the lands of Allen D. Fuller and Mary Boyd, Deed Book 9929, page 559, the lands of Albert C. Davis, Jr., Deed Book 5076, page 943, and the southerly margin of Brandau Road; on the east by the lands of Roy T. Alexander, Deed Book 5873, page 855; on the south by the lands of D. M. Hessey; and on the west by the lands of Paul R. and Jo Ann Odum, Deed Book 9250, page 236. All references made herein are of the Register's Office, Davidson County, Tennessee. Said tract being more particularly described as follows:

Beginning at an iron pin set in the southerly margin of Brandau Road, said pin being 23.72 feet north of the northeast corner of Davis and the northwest corner of this tract; thence with the southerly margin of Brandau Road, North 63 degrees 01 minutes 20 seconds East, 62.32 feet to an iron pin set, said pin being the northwest corner of Roy T. Alexander and the northeast corner of this tract; thence, leaving the southerly margin of Brandau Road and with the west line of Roy T. Alexander, South 05 degrees 51 minutes 45 seconds East, 950.72 feet to an iron pin found, said pin being a break in the common line of Roy T. Alexander and Christine Alexander; thence continuing with the west line of Roy T. Alexander and a wire fence, South 84 degrees 06 minutes 43 seconds West, 524.98 feet to an iron pin found; thence, South 05 degrees 09 minutes 45 seconds East, 259.39 feet to an iron pin found, said pin being the southwest corner of Roy T. Alexander, a point in the north line of Hessey and the southeast corner of this tract; thence with the north line of Hessey and a wire fence, North 89 degrees 19 minutes 05 seconds West, 625.78 feet to an iron pin set at a fence post, said pin being the northwest corner of Hessey, a point in the east line of Odum, and the southwest corner of this tract; thence with the east line of Odum and a wire fence, North 02 degrees 16 minutes 21 seconds East, 439.68 feet to an iron pin found, said pin being a point in the west line of Odum and the southwest corner of Fuller and Boyd; thence, with the south line of Fuller and Boyd and a wire fence, North 73 degrees 14 minutes 12 seconds East, 736.97 feet to an iron pin found, said pin being the southeast corner of Fuller and Boyd and the southwest corner of Davis; thence, withh the south line of Davis and a wire fence, North 73 degrees 14 minutes 12 seconds East, 308.61 feet to an iron pin set by a fence post, said pin being the southeast corner of Davis; thence, with the east line of Davis and a wire fence, North 05 degrees 32 minutes 02 seconds West, 483.58 feet to the point of beginning, containing 553,129 square feet or 12.70 acres, more or less, by a survey prepared by S.E.C., Inc., dated August 20, 2002.

TRACT II: Being a tract of land lying in the 4th Civil District, 12th Councilmanic District, Davidson County, Tenenssee, said tract being the property of Roy T. Alexander, as recorded in Deed Book 5873, page 55. Said tract being bounded as follows: On the north and west by the lands of Christine Alexander, Deed Book 9883, page 928, and the southerly margin of Brandau Road; on the east by lands of Anthony Quinn, Deed Book 9091, page 117; on the south by the lands of D. M. Hessey, Deed Book 1580, page 117. All references made herein are of the Register's Office, Davidson County, Tennessee. Said tract being more particularly described as follows: Beginning at an iron pin set in the southerly margin of Brandau Road, said pin being the northwest corner of Quinn and the northeast corner of this tract; thence leaving the southerly margin of Brandau Road and with the west line of Quinn, South 28 degrees 00 minutes 38 seconds East, 70.00 feet to an iron pin set, said pin being a break in the common line of Quinn and this tract; thence continuing with the west line of Quinn and a wire fence, South 05 degrees 28 minutes 48 seconds East, 1236.58 feet to an iron pin set at a 12" fence corner tree, said pin being the southwest corner of Quinn, a point in the north line of Hessey and the southeast corner of this tract; thence with the north line of Hessey and a wire fence, North 89 degrees 02 minutes 35 seconds West, 596.21 feet to an iron pin found, said pin being the southeast corner of Christine Alexander and the southwest corner of this tract; thence with the east line of Christine Alexander, North 05 degrees 09 minutes 45 seconds West, 259.39 feet to an iron pin found; thence, North 84 degrees 06 minutes 43 seconds East, 524.98 feet to an iron pin found; thence, North 05 degrees 51 minutes 45 seconds West, 950.72 feet to an iron pin set in the southerly margin of Brandau Road, said pin being the northeast corner of Christine Alexander and the northwest corner of this tract; thence, with the southerly margin of Brandau Road, North 60 degrees 13 minutes, 47 seconds East, 50.00 feet to the point of beginning, containing 240,480 square feet or 5.52 acres, more or less, by a survey prepared by S.E.C., Inc., dated August 20, 2002.

Being the same property conveyed to Janet L. Henderson and husband, James Henderson by Warranty Deed from Christine Alexander, unmarried as shown of record in Instrument No. 20020903-0106026, Register's Office for Davidson County, Tennessee.