Mail:

This Instrument Was Prepared By:
William Davis, Attorney, P.C.
219 Ward Circle, Ste 6
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160020141 DEEDQC
Recvd: 03/11/16 10:53 2 pgs
Fees:12.00 Taxes:0.00
20160311-0023458

QUITCLAIM DEED

FROM: Lucille Stenberg

TO: Andreas Albert
New owner &
SEND TAX BILLS TO:
Andreas Albert
4502 Stenberg Road
Whites Creek, TN 37189

MAP-PARCEL NUMBER: 0380001430

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me, this the 9 day of March, 2016.

ELIZABETH COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires:
10/23/19

FOR AND IN CONSIDERATION of the sum of No Dollars ($0.00), but other good and valuable consideration each to the other received, I, Lucille Stenberg do hereby quitclaim, and by these presents do transfer and convey all of my right, title, and interest unto Andreas Albert, the said Grantee, in and to a certain tract or parcel of land in the 14th Civil District of Davidson County, State of Tennessee, described as follows, to wit:

Beginning at an iron pin in the center of an unnamed dirt road, said point being 480 feet, more or less, westerly from the centerline of Stenberg Road; thence South 28 deg 42 min West 565.37 feet to an iron pin; thence North 70 deg 48 min West 179.69 feet to an iron pin; thence North 18 deg 58 min East 586.77 feet to an iron pin in the centerline of said unnamed road; thence with the

centerline of said road South 44 deg 19 min East 31.22 feet to a point; thence South 71 deg 34 min East 134.40 feet to a point; thence South 62 deg 16 min East 114.42 feet to the point of beginning, and containing an area of 3.0 acres, more or less.

Being the same property conveyed to Frank Stenberg and wife, Lucille Stenberg, by Warranty Deed from Fred Bobel and wife, Geniva Bobel, dated 12/21/1981 and filed for record on 01/19/1982 in Book 5842, page 208, Register's Office for Davidson County, Tennessee. The said Frank Stenberg having since died, title vesting in Lucille Stenberg as surviving spouse of tenants by the entirety.

This is property known as Stenberg Road, Whites Creek, TN 37189. Travis A. Stenberg, Sr. executes this instrument pursuant to a Durable Power of Attorney of record in Instrument Number 20150414-0032935, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7 day of March, 2016.

Travis A Stenberg Sr. DPOA

Travis A. Stenberg, Sr., Attorney-in-fact for Lucille Stenberg

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STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Travis A. Stenberg, Sr., Attorney-in-fact for Lucille Stenberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of March, 2016.

Notary Public

RHONDA KENNETH BRILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: March 20, 2018