BILL GARRETT, Davidson County
Trans:T20160104667 DEEDQC
Recvd: 11/29/16 09:36 2 pgs
Fees:12.00 Taxes:0.00

20161129-0124894

This instrument prepared by:
John C. Hess, Attorney
609 Dutchmans Drive
Post Office Box 305
Hermitage, Tennessee 37076-0305
(615) 316-0049

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or true value of this transfer, whichever is greater, is : $0.00

Sworn to and subscribed before me this 28th day of November, 2016

My commission expires: 05-06-2018

JOHN C. HESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of new owner	Send tax bills to	Parcel Id
Simons Properties, LLC 3019 Petway Road Ashland City, TN 37015	Same	07008001600

QUIT CLAIM DEED
(For the purpose of updating the property description)

For consideration of the sum of one dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, SIMONS PROPERTIES, LLC, does hereby bargain, sell, convey and confirm to SIMONS PROPERTIES, LLC, the following tract of land for the purpose of correcting the land description after survey of land in Davidson County, Tennessee:

Being a tract of land situated in the 2nd Council District of Davidson County, Tennessee, generally located south of and adjacent to West Trinity Lane, East of Old Buena Vista Road, and West of Free Silver Road, North of Youngs Lane, and being more particularly described as follows:

Beginning at an iron rod (new) in the southerly right-of-way of West Trinity Lane, (a variable right-of-way), being the northeast corner of the Judy Lynn (Turner) Francis and Francis property (QC-20100128 0007271), and having Tennessee State Plane Coordinates of 682980.81, Easting 1732976.67; Thence, leaving said Francis property with the southerly line of said West Trinity Lane right-of-way, South 88 degrees 51 minutes 53 seconds East for a distance of 53.90 feet to an iron rod (new), being the northwest corner of the Metro Government property (DB-20000313 0025685); Thence, leaving said right-of-way and with the westerly line of said Metro Government property, South 31 degrees 20 minutes 19 seconds West for a distance of 113.13 feet to an iron rod (new) in the northerly line of Amir Karshenas property (CR-20130826 0089690), being the southwest corner of said Metro Government property; Thence, leaving said Metro Government property and with said Karshenas property, north 58 degrees 01 minutes 29 seconds west for a distance of 10.41 feet to concrete monument with disc in the easterly line of said Francis property; Thence, leaving said Karshenas property and with the easterly line of said Francis property, North 08 degrees 30 minutes 00 seconds East for a distance of 93.20 feet to the point of beginning, and containing 3,080 square feet or 0.070 acres, more or less, all according to the survey of Chris L. Vandegrift, Registered Land

Surveyor, License Number 2585, 1700 Hayes St #301, Nashville, TN 37203.

Being the same property conveyed to Simons Properties, LLC, by Warranty Deed dated July 25, 2016, from James L. Gill, of record as Document 20160725-0076536, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all encumbrances, restrictions, or easements of record.

This is unimproved property known as 828 West Trinity Lane.

Witness my hand this 28th day of November, 2016.

EDWARD GASSER, MEMBER

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a notary public, the within named EDWARD GASSER, the bargainor, with whom I am personally acquainted, or who proved himself to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of the LLC with the consent of a majority of members for the purposes therein contained.

Witness my hand and official seal at Ashland City, TN this 28th day of Nov., 2016.

NOTARY PUBLIC
My commission expires: 03-06-2018
SEAL:

