This Instrument Prepared By:

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Davidson County DEEDQC
Recvd: 08/24/17 11:43 6 pgs
Fees:32.00 Taxes:0.00
20170824-0087099

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills To:	Map & Parcel Number
Rivergate Surgical Associates c/o William F. Lambert, M.D. 525 Rivergate Parkway Goodlettsville, TN 37070-0544	New Owner	Map 34-6 Parcel 267

THIS INSTRUMENT, made and entered into this 11th day of August, 2017, by and between **WILLIAM GOODMAN**, (hereinafter named Grantor), and **RIVERGATE SURGICAL ASSOCIATES, a Tennessee general partnership**, (hereinafter named Grantee);

WITNESSETH:

WHEREAS, that certain Quitclaim Deed dated June 29, 2004, was placed of record as Instrument Number 20040701-0078482, Davidson County Register's Office (the "Prior Deed"), wherein James Rogers (the "Former Partner") purported to convey to Grantor "his undividied one-ninth (1/9) right, title, and interest . . . as a general partner" of Grantee in the Property (as defined below);

WHEREAS, at the time the Prior Deed was recorded, Grantee was the owner of the Property, and the Former Partner was a general partner of Grantee;

WHEREAS, Section 61-1-501 of the Tennessee Code Annotated provides that a partner of a Tennessee partnership is not a co-owner of real property owned by such partnership;

WHEREAS, Grantor desires to record this quitclaim deed in order to (i) acknowledge that the Prior Deed was of no force or effect, being legally insufficient to convey any interest in the Property to Grantor, and (i) convey any and all interest Grantor may hold in the Property back to Grantee.

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged:

Grantor does hereby attest, acknowledge, and affirm that the Prior Deed was of no force or effect, being legally insufficient to convey an interest in the Property to Grantor, and that Grantor has never held and does not currently hold any interest in the Property.

Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's successors or assigns, all of Grantor's interest, right, or title, if any, in and to certain real estate in Davidson County, Tennessee, described as follows, to-wit (the "Property"):

> TRACT NO. 1: Beginning at an iron pin in the easterly margin of Edgefield Junction Road, being an old railroad right of way, said point being the southwest corner of a one-acre tract conveyed to Bedford Fite by deed of record in Book 583, page 42, Register's Office for said County; thence along what was Fite's southerly line, north 48 deg. 50' east 313.5 feet to a point, a corner of what is known as the Spring Lot in the line of an old wall; thence along said wall south 28 deg. 05' east 164.5 feet to a corner of the land conveyed to Willie Boaz by deed of record in Book 347, page 401, said Register's Office; thence along what was formerly Boaz's northerly line, and along a fence, south 51 deg. 11' west 266 feet to an iron pin in the easterly margin of said roadway; thence with the margin of Edgefield Junction Road, north 45 deg. west 148.3 feet to the beginning, according to a survey by Harvey Gee, dated November 30, 1951.
>
> TRACT NO. II: Beginning at a point in a rock wall, which is north 48 deg. 50' east 142 feet from the northeast corner of Tract No. 1, hereinabove described, said point also being the northeast corner of what was known as the "Spring Lot", and in the line of an old rock wall; thence north 48 deg. 50' east 19 feet to the center line of a branch; thence down said branch, south 37 deg. 38' east 145 feet to a point, and continuing with said branch south 7 deg. 56' west 185 feet to a point in the easterly line of said Spring Lot, at a point in said old wall above mentioned; thence with the line of old wall, north 51 deg. 10' west 29 feet to the beginning, according to a survey by Harvey Gee, dated November 30, 1951.
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> Together with the right of way granted S. Walter Boaz by Elizabeth Draine, across the "Spring Lot" which lies between the two above described tracts, as conveyed to the said Boaz by deed of record in Book 509, page 308, said Register's Office.

TRACT NO. III: Being a tract or parcel of land in the 10th Civil District of said County, known in the locality as the "Spring Lot" and described as follows:

Bounded on the North by the lands of B. Fite, on the East by lands of M.S. Poteat and Grizzard, on the West by the lands of M.S. Poteat and Boaz, and on the South by the property formerly owned by E. Draine and known as the "Home Tract."

BEING the same property referenced by Quitclaim Deed from James Rogers of record in Instrument Number 20040701-0078482, Register's Office for Davidson County, Tennessee.

This improved property located at 647 Myatt Drive, Goodlettsville, Tennessee 37072.

The property description, as contained herein, is the same as that contained in the previous deed of record.

[Remainder of page intentionally left blank.]

This conveyance is subject to all restrictions and easements of record.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

WILLIAM GOODMAN, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ROBERT G. WHEELER, JR., a Notary Public, of the State and County aforesaid, personally appeared WILLIAM GOODMAN, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be, the within named bargainors, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 11th day of August, 2017.

ROBERT G. WHEELER JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires Sept. 25, 2019

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is NONE.

Affiant

Subscribed and sworn to before me this 11th day of August, 2017.

ROBERT G. WHEELER JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires Sept. 25, 2019

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is NONE.

_____
Affiant

Subscribed and sworn to before me this _____ day of _____, 2017.

_____
Notary Public

My Commission Expires: _____

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

