Bill Garrett Davidson County
Batch# 81014 DEEDQC
04/16/2018 10:46:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180416-0035434

This Instrument Prepared By:
Bass, Berry & Sims (MDS/DHM)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Number(s)
Kenneth C. Donahey & E. Annette Donahey 5101 Country Club Drive Brentwood, TN 37027	Same	Map: 78 Parcels: 67, 68 Davidson County

QUITCLAIM DEED

IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, KENNETH C. DONAHEY and E. ANNETTE DONAHEY by these presents do hereby quitclaim and convey unto MICHAEL D. SONTAG, his heirs and assigns, all of their right, title, and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property").

AND MICHAEL D. SONTAG, in order to create a tenancy by the entirety, does hereby quitclaim and convey unto KENNETH C. DONAHEY and E. ANNETTE DONAHEY, as tenants by the entirety, their heirs and assigns, all of his right, title, and interest in and to the Property.

This is unimproved property located on River Road Pike in Nashville, Tennessee.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to all limitations, restrictions, and encumbrances as may affect the premises. Specifically, the Property is subject to a perpetual easement and right to flood premises of such parts thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project on the Cumberland River with all other and additional rights as are fully set out in "Deed of Flowage Easement" from W. L. Sadler, et. al., to United States of America, of record in Book 2143, page 285, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 13th day of April, 2018.

KENNETH C. DONAHEY

E. ANNETTE DONAHEY

MICHAEL D. SONTAG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, KENNETH C. DONAHEY and E. ANNETTE DONAHEY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of April, 2018.

Notary Public

My Commission Expires: 3/08/2021

TIFFANY H LIPSCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MICHAEL D. SONTAG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of April, 2018.

Notary Public

My Commission Expires:
3/08/2021

TIFFANY H LIPSCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

DAVID H. MAYER, Affiant

Subscribed and sworn to before me
this 13th day of April, 2018.

Notary Public

My Commission Expires:
3/08/2021

TIFFANY H LIPSCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

TRACT I

Land in the Eigth Civil District of Davidsin County, Tennessee, being a 6.33 acre tract according to a survey dated July 7, 1971, by L. C. Petty, Tennessee Registered Surveyor Number 55, and more fully described as follows:

Beginning at a point in the easterly margin of River Road, said point being 1491 feet as measured along the easterly margin of River Road in a northerly direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; thence North 31 deg. 15' West 190 feet in the easterly margin of River Road to a steel post; thence North 66 deg. 21' East 418 feet to a steel post; thence South 83 deg. 24' East 1276 feet to a steel post; thence South 83 deg. 24' East 55 feet, more or less, to the Cumberland River; thence South 8 deg. 45' East 171 feet with the meanders to the Cumberland River to a point; thence North 82 deg. 25' West 62 feet. More or less, to a steel post; thence North 82 deg. 25' West 1224 feet to a steel post; thence South 63 deg. 42' West 396 feet to the point of beginning.

Being the same property conveyed to Kenneth C. Donahey and wife, E. Annette Donahey, by warranty deed from Owen G. Barnes and wife, Evelyn B. Barnes, of record at Instrument Number 20050622-0071641, Register's Office, Davidson County, Tennessee.

TRACT II

Land in the Eigth Civil District of Davidsin County, Tennessee, being a 5.61 acre tract according to a survey dated July 7, 1971, by L. C. Petty, Tennessee Registered Surveyor Number 55, and more fully described as follows:

Beginning at a point in the easterly margin of River Road, said point being 1681 feet as measured along the easterly margin of River Road in a northerly direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; thence North 15 deg. 40' West 165 feet in the easterly margin of River Road to a steel post; thence North 71 deg. 15' East 394 feet to a steel post; thence South 85 deg. 23' East 1310 feet to a steel post; thence South 85 deg. 23' East 60 feet, more or less, to the Cumberland River; thence South 4 deg. 00' East 160 feet with the meanders to the Cumberland River to a point; thence North 83

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deg. 24' West 55 feet. More or less, to a steel post; thence North 83 deg. 24' West 1276 feet to a steel post; thence South 66 deg. 21' West 418 feet to the point of beginning.

Being the same property conveyed to Kenneth C. Donahey and wife, E. Annette Donahey, by warranty deed from Owen G. Barnes and wife, Evelyn B. Barnes, of record at Instrument Number 20050622-0071640, Register's Office, Davidson County, Tennessee.

24630514.1

True Copy Certification

I, _Lucretia Albert_, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lucretia Albert
Signature

State of Tennessee

County of Davidson

Personally appeared before me, __Jennifer Thompson___, a notary public for this county and state, __Lucretia Albert___ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer R Thompson
Notary's Signature

My Commission expires: 5-3-21

Notary's Seal (if on paper)

