QUITCLAIM DEED OF GIFT

Bill Garrett Davidson County
Batch# 87312 DEEDQC
05/02/2018 08:56:09 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20180502-0041434

STATE OF GEORGIA
COUNTY OF Pike

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Richard W. Carpenter, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF March, 2018

Susan M. Davis
Notary Public

MY COMMISSION EXPIRES: 4/7/2020
(AFFIX SEAL)

Susan M Davis Notary Public Pike County, Georgia My Comm. Expires 4/7/2020

THIS INSTRUMENT WAS PREPARED BY:
David T. Wolf, Esq.
David T. Wolf, P.C.
1205 Johnson Ferry Road, Suite 136, #522
Marietta, Georgia 30068

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
CROSSPOINTE CHRISTIAN ACADEMY, INC.	CROSSPOINTE CHRISTIAN ACADEMY, INC.	142 - 252
(NAME)	(NAME)	
5224 HOLLONVILLE ROAD	5224 HOLLONVILLE ROAD	
(ADDRESS)	(ADDRESS)	
WILLIAMSON, GA 30292	WILLIAMSON, GA 30292	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

RICHARD W. CARPENTER, SR, hereinafter called the **DONOR**, has bargained, donated and conveyed and by these presents does hereby unconditionally bargain, donate, convey and forever quitclaim by way of gift without restriction all of his right, title and interest and claim unto **CROSSPOINTE CHRISTIAN ACADEMY, INC.**, a Georgia non-profit corporation, hereinafter called the **RECIPIENT**, its successors and assigns, a fifty-one percent (51%) undivided interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

This is improved property, known as: **7527 Highway 70 South, Nashville, Tennessee 37221**
(House Number) (Street) (P.O. Address) (City) (Zip)

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 my hands as of the 9th day of March, 2018.

Richard W. Carpenter, Sr.

STATE OF GEORGIA
COUNTY OF Pike

Personally appeared before me, the undersigned authority, a duly commissioned **Notary Public** in and for the State and County aforesaid, **Richard W. Carpenter, Sr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand at office this the 9th day of March, 2018.

Notary Public

My Commission Expires: 4/7/2020

Susan M Davis Notary Public My Commission Expires April 07, 2020 Pike County, Georgia

EXHIBIT A

Legal Description

TRACT I:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Turner Engineering Co., Inc., dated March 16, 1978, as follows:

Beginning at a concrete monument in the southerly margin of U.S. Hwy. 70; thence South 5 deg. 29 min. West a distance 330.68 feet to a concrete monument; thence North 85 deg. 02 min. 28 sec. West 19.77 feet to an 8" sassafras; thence North 40 deg. 18 min. West 21.8 feet to a 6" white oak; thence North 54 deg. 37 min. West 33.00 feet to 3-8" white oaks; thence along the existing fence line North 43 deg. 45 min. West 47.0 feet to an 18" cherry; thence North 70 deg. 00 min. West 28.3 feet to a point in the westerly margin of Sawyer Brown Road; thence North 20 deg. 00 min. East 190.5 feet to a concrete monument; thence northeasterly around a curve having a radius of 100.0 feet a distance of 117.07 feet to the point of beginning.

FURTHER BEING THE SAME PROPERTY DESCRIBED AS FOLLOWS:

Being a tract of land in Nashville, Tennessee, lying in the 35th Councilmanic District of Davidson County, and being a portion of the Highway 70 South Joint Venture, P.U.D. Boundary Plat, recorded as Instrument Number 200107160075271. Bounded on the north by the southern Right of Way (ROW) of U.S. Highway 70 South; bounded on the east by C.M. Jones, Etux as recorded in Deed Book 3407, Page 448 RODC; bounded on the south by River Plantation Condominium Apartments as recorded in Plat Book 4675, Page 103 RODC, and bounded on the west by the eastern ROW of Sawyer Brown Road. Tract being described as follows.

POINT OF COMMENCEMENT being the centerline intersection of Sawyer Brown Road and U.S. Highway 70 South; thence leaving said centerline intersection South 40°57'13" East 118.46 feet the TRUE POINT OF BEGINNING, being a set point at the northeast corner of the tract being described, lying on the southerly ROW margin of U.S. Highway 70 South; thence leaving said ROW South 7°50'34" West 331.88 feet to a found 4" x 4" concrete monument; thence North 82°30'52" West 19.77 feet to a set point; thence North 37°46'24" West 21.80 feet to a set point; thence North 52°05'24" West 33.00 feet to a set point; thence North 41°13'24" West 47.00 feet to a set point; thence North 67°28'24" West 28.30 feet to a set point lying on said eastern ROW of Sawyer Brown Road, said point being the southwest corner of the tract being described; thence with said ROW (varies) of Sawyer Brown Road North 20°59'03" East 190.98 to a set point; thence with a curve to the right having a radius of 100.00 feet, an arc length of 120.09 feet, an delta angle of 68°48'21" and a chord bearing and distance of North 55°23'14" East 113.00 feet to the true point of beginning.

Containing 28,631 square feet or 0.66 acres.

Being the same property conveyed to RICHARD W. CARPENTER, SR., AS TO AN FIFTY ONE PERCENT (51%), UNDIVIDED INTEREST AND RICHARD S. DAVIS, JR., AS TO AN FORTY-NINE PERCENT (49%), UNDIVIDED INTEREST, by deed from ELVIS L.

WALLACE, AN UNMARRIED INDIVIDUAL, of record in Instrument No. 20030529-0072405, dated May 27, 2003, said Register's Office. RICHARD W. CARPENTER, SR. further conveyed his FIFTY ONE PERCENT (51%), UNDIVIDED INTEREST into CARPENTER INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, of record in Instrument No. 20121214-0115533, dated December 13, 2012, said Register's Office.

CARPENTER INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, further conveyed its fifty-one (51%) undivided interest to RICHARD W. CARPENTER, SR., by deed of record as Instrument No. 20150904-0090371, dated September 3, 2015, said Register's Office.

TRACT II:

Land in Davidson County, Tennessee, being a part of Lot No. 3 on the Map showing the Division of the Lands in the cause of Schid vs. Flynn in Part No. 1 of the Chancery Court at Nashville as shown by the Plan of record in Plat Book 3, page 15, of said Chancery Court and being known as Lot No. 1 on the unrecorded Map of the Lands of John and Joseph Flynn, described as follows.

BEGINNING at a point in the south margin of U.S. Highway #70 at the common corner of Lots Nos. 1 and 2; thence with the line between said lots, southerly 352 feet to a point; thence westerly 105 feet 6 inches to a point in the original west line of Original Lot No. 3 above referred to; thence along said line, northerly 357.5 feet to the southerly margin of U.S. Highway #70; thence with the margin of the same, easterly 145 feet to the point of beginning.

FURTHER BEING THE SAME PROPERTY DESCRIBED AS FOLLOWS:

Being a tract of land in Nashville, Tennessee, lying in the 35th Councilmanic District of Davidson County, and being a portion of the Highway 70 South Joint Venture, P.U.D. Boundary Plat, recorded as Instrument Number 200107160075271. Bounded on the north by the southern Right of Way (ROW) of U.S. Highway 70 South; bounded on the east by Forrest B. Ferguson as recorded in Deed Book 3372, Page 327 RODC; bounded on the south by CCP IV Associates, LTD as recorded in Deed Book 8443, Page 25 RODC, and bounded on the west by Elvis L. Wallace as recorded in Deed Instrument #200111080122822 RODC. Tract being described as follows:

POINT OF COMMENCEMENT being the centerline intersection of Sawyer Brown Road and U.S. Highway 70 South; thence leaving said centerline intersection South 46°09'26" East 110.17 feet the TRUE POINT OF BEGINNING, being a set point at the northeast corner of the tract being described, lying on the southerly ROW margin of U.S. Highway 70 South; thence South 69°56'11" East 145.04 feet to a found 5/8" iron rod with cap #1493; thence leaving said ROW South 14°21'05" West 339.17 feet to a set point; thence North 69°51'24" West 105.73 feet to a found 4" x 4" concrete monument; thence North 7°50'34" East 345.16 feet to the true point of beginning.

Containing 42,302 square feet or 0.97 acres.

Being the same property conveyed to RICHARD W. CARPENTER, SR., AS TO AN FIFTY ONE PERCENT (51%), UNDIVIDED INTEREST AND RICHARD S. DAVIS, JR., AS TO AN FORTY-NINE PERCENT (49%), UNDIVIDED INTEREST, by deed from CHEATHAM MAUREEN JOHNSON JONES, A WIDOW, of record in Instrument No. 20030529-0072404, dated May 27, 2003, said Register's Office. RICHARD W. CARPENTER, SR. further conveyed his FIFTY ONE PERCENT (51%), UNDIVIDED INTEREST into CARPENTER INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, of record in Instrument No. 20121214-0115533, dated December 13, 2012, said Register's Office.

CARPENTER INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, further conveyed its fifty-one (51%) undivided interest to RICHARD W. CARPENTER, SR., by deed of record as Instrument No. 20150904-0090371, dated September 3, 2015, said Register's Office.