Bill Garrett Davidson County
Batch# 118241 DEEDQC
07/19/2018 09:19:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180719-0070330

Instrument Prepared by:
One Trusted Advisor Attorneys
100 Winners Circle, Suite 220
Brentwood, TN 37027

ADDRESS NEW OWNER:
Kirkland E. Larson, Trustee
215 Happy Hollow Road
Goodlettsville, TN 37072

SEND TAX BILL TO:
Owner

Map – Parcel Numbers
086-00-0-035.00

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, KIRKLAND E. LARSON (herein "Grantor") have this day bargained and sold and do by these presents sell, transfer and convey unto:

KIRKLAND E. LARSON, Trustee under the BKGF PROPERTIES TRUST dated February 5, 2018 (herein "Grantee"), its successors and assigns, all my right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by James L. Murphy, Jr. and Company, May 25, 1961, as follows:

BEGINNING at a point in the westerly margin of Old Hickory Blvd., said point being 629 .41 feet north of the intersection of said westerly margin of Old Hickory Blvd. and northwesterly margin of Tennessee Central Railroad; thence north 78 degrees 38' west 583.83 feet to a point in Stoners Creek; thence with said creek north 2 degrees 41' east 110.57 feet; thence south 86 degrees 25' east 593 feet to the westerly margin of Old Hickory Blvd.; thence with the same and around a slight curve having a radius of 1,399.84 feet southerly 190.16 feet to the beginning, containing 2.037 acres more or less.

Being the same property conveyed to Kirkland E. Larson by deed from Catherin H. Gwyn, in her capacity as Successor Trustee, as of record in Instrument No. 20170214-0015413, dated February 14, 2017, Register's Office for Davidson County, Tennessee.

The street address for this property is 4124 Andrew Jackson Parkway, Hermitage, Tennessee 37076.

This conveyance is subject to:

1. Easement to Consolidated Utility District of record in Book 5649, page 464, Register's Office for Davidson County.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7346, page 967, said Register's Office.

3. Easement for the flow of the water of Stoner Creek and the rights of the public therein.

4. Rights of upper and lower riparian owners to the flow of the water of Stoner Creek, free from diminution or pollution.

5. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Stoner Creek.

6. Any other matters encumbering the subject property which have a priority over the Deed of Trust.

The legal description is the same as the previous instrument of record.

IN WITNESS WHEREOF, I have hereunto set my signature this 16th day of July, 2018.

KIRKLAND E. LARSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this the 16th day of July, 2018, before me, a Notary Public, personally appeared KIRKLAND E. LARSON to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires: 10/17/2018

KAREN E MCGEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2021

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

Jennifer J Roberts
AFFIANT

Subscribed and sworn to before me this
16th day of July, 2018.

Karen E McGee
Notary Public

My commission expires: 10/17/2021