THIS INSTRUMENT PREPARED BY:
White & Reasor, PLC (CBRJR)
3100 West End Avenue, Suite 1100
Nashville, TN 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.:
Michael J. Nacarato, Jr. and C&M Leasing, LLC 2435 Hidden River Lane Franklin, TN 37069-6933	New Owners	Map 59 P/O Parcel 195

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION but to create a tenancy in common among the parties, M & R LAND CO., LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and hereby transfers and conveys unto MICHAEL J. NACARATO, JR., an undivided forty-one and 667/1,000 percent (41.667%) interest and C&M LEASING, LLC, a Florida limited liability company, an undivided twenty-five percent (25%) interest, as tenants in common with Grantor, their respective heirs, successors in interest and assigns ("Grantees") forty-one and 667/1,000 percent (41.667%) and twenty-five percent (25%) of Grantor's right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is unimproved real property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me this 16th day of January, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JOAN MINSHALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

Karen Johnson Davidson County
Batch# 184794 DEEDQC
01/16/2019 03:47:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20190116-0004753

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on this the 16th day of January, 2019.

GRANTOR:

M & R LAND CO., LLC

BY: _____
Name: Michael J. Nacarato, Jr.
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public, Michael J. Nacarato, Jr., with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of M & R LAND CO., LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS MY HAND, at office this 16th day of January, 2019.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
_____

JAN MINSHALL
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

EXHIBIT "A"

Commencing at the intersection of Lane Drive and Whites Creek Pike, thence in a northwesterly direction, an approximate distance of 753 feet to an iron rod set with a Dale and Associates cap found along the southwesterly margin of Whites Creek Pike, said rod being 5 feet from the northern most corner of Lot 1 of the Hahn Commercial Subdivision, of record in Plat Book 5305, Page 654, Register's Office for Davidson County, Tennessee ("RODC"), said rod being the point of beginning for the herein described land;

thence leaving said margin and with the subdivision, South 53 degrees, 49 minutes, 27 seconds West, a distance of 352.16 feet to a point;

thence along the Lot line, South 36 degrees, 09 minutes, 56 seconds East, a distance of 230.02 feet to a capped iron rod as set by TN RLS 213;

thence along the northerly margin of Rowan Drive, South 52 degrees, 20 minutes, 52 seconds West, a distance of 13.50 feet to a point;

thence leaving said margin and with the line of Section 4 Haynes Manor, of record in Plat Book 4175, Page 90, North 84 degrees, 01 minutes, 59 seconds West, a distance of 236.64 feet to a ½" iron rod;

thence North 84 degrees, 00 minutes, 10 seconds West, a distance of 572.95 feet to a point;

thence with Section 3 of Haynes Manor, of record in Plat Book 4175, Page 11, North 84 degrees, 03 minutes, 33 seconds West, a distance of 433.93 feet to a point;

thence leaving said subdivision and along a new partition for the following 2 calls, North 05 degrees, 56 minutes, 15 seconds East, a distance of 299.84 feet to a point;

thence North 57 degrees, 12 minutes, 55 seconds East, a distance of 1,026.33 feet to a point along the southwesterly margin of Whites Creek Pike;

thence along said margin, South 41 degrees, 52 minutes, 40 seconds East, a distance of 437.23 feet to a point;

thence with a curve turning to the right, having an arc length of 331.37 feet, a radius of 3,827.16 feet, a chord bearing of South 39 degrees, 23 minutes, 50 seconds East, and a chord length of 331.27 feet to the point of beginning of the herein described land, having an area of 817,933.0 square feet or 18.78 acres of land.

BEING a portion of the real property conveyed to M & R Land Co., LLC by a deed from Ewing's Creek, LLC, as of record as Instrument No. 20180611-0055710, RODC.