# Quitclaim Deed

Karen Johnson
Batch# 186181
01/18/2019 03:27:24 PM
Fees: $57.00 Taxes: $0.00

Davidson County
DEEDQC
11 pgs

20190118-0005584

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 4th day of January, 2019.

Notary Public

My commission expires: 5-3-21

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Burkitt Commons II, LLC | | |
| 9019 Overlook Blvd, Suite C-2 | NEW OWNER | 18600002100 (Davidson)<br>033 08200 (Williamson) |
| Brentwood, TN 37027 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RUTH MARIE MCFARLIN, NEAL LEE JENNINGS, JR., TERRI ELLEN JENNINGS STANLEY, JAMES N. MCFARLIN, JR. AND DONNA RENATA DOBSON, INDIVIDUALLY, AND JAMES N. MCFARLIN, JR., AND DONNA RENATA DOBSON, CO-TRUSTEES OF THE JAMES N. MCFARLIN FAMILY TRUST, AND JAMES N. MCFARLIN AND DONNA RENATA DOBSON, CO-TRUSTEES OF THE JAMES N. MCFARLIN MARITAL TRUST, AND DEBORAH ANN HOLMES WALLACE, TRUSTEE OF THE HOLMES FAMILY TURST, DATED JULY 23, 2018**, HEREINAFTER CALLED THE GRANTOR(S), DO HEREBY QUITCLAIM AND CONVEY UNTO **BURKITT COMMONS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON & DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a portion of the following described property:

Land lying and being in the 17th Civil District of Williamson County, Tennessee, and bounded as follows: Beginning on a stake in center of the Nolensville Pike opposite the well, Harry Green's southwest corner; thence with said center south 25 deg. east 85 5/10 poles to a stake in said center on J. H. Murrey's line; thence south 87 1/2 deg. east 132 poles to a stone; thence north 10 poles to center of head of spring; thence north 56 deg. west 27 4/10 poles to two hackberries on top of ridge; thence north 3 deg. east 53 poles to a stone; thence north 29 deg. west 15 6/10 poles to a stone; thence north 37 deg. west 21 poles to a stone; thence north 19 2/10 poles to a stake in center of public road, cedar pointer; thence with said center as it meanders north 85 deg. west 4 3/10 poles; thence north 88 deg. west 60 poles; west 36 poles; south 73 deg. west 4 6/10 poles to a stake in said center; thence south 13 deg. west 42 poles to a stake; thence south 73 deg. west 12 2/10 poles to the beginning, and containing by survey of W.G. Hunt made January 25-26, 1910, ninety (90) acres.

Less and except that property sold off at Instrument 20160421-0039017 (Davidson County) and Book 6726, page 590 (Williamson County) and Instrument No. 20050816-0096916 (D) and Book 3657, page 358 (W)Being a portion of the same property conveyed to James N. McFarlin, William T. McFarlin, Ellen M. Jennings, Ruth Marie McFarlin and Mary L. Holmes by Quitclaim deed from James M. McFarlin and William T. McFarlin, Executors of the Estate of Evie E. McFarlin of record in Book 10253, page 883 Register's Office for Williamson County , Tennessee, dated October 23, 1996 and recorded on November 7, 1996.

Ellen M. Jennings died testate on or about November 5, 2005. She devised her 20% undivided interest in said property to her children, Neal Lee Jennings, Jr. and Terri Ellen Jennings Stanley by Will of record in Docket No. 06P14 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

James N. McFarlin died testate on or about May 16, 2010. Pursuant to the terms of his will of record in Docket No. 10P1105 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), said property is to be administered as part of a probate estate. James N. McFarlin, Jr. and Donna Renata Dobson, Co-Executors of the Estate of James N. McFarlin have conveyed his 20% undivided interest to James N. McFarlin, Jr. and Donna Renata Dobson, and their successors in trust, as Co-Trustees of the James N. McFarlin Revocable Trust Dated May 17, 2006, by Executor's Deed of record in Book 5315, page 945, Register's Office for Williamson County, Tennessee, and in Instrument No. 20110517-0037847, Register's Office for Davidson County, Tennessee, Dated May 16, 2011.

James N. McFarlin, Jr. and Donna Renata Dobson, Co-Trustees of the James N. McFarlin Revocable Trust Dated May 17, 2006, have since conveyed said 20% undivided interest in said property to James N. McFarlin, Jr. and Donna Renata Dobson, and their successors in Trust, as Co-Trustees of the James N. McFarlin Family Trust as to a 3.876% undivided interest and James N. McFarlin, Jr. and Donna Renata Dobson and their successors in Trust, as Co-Trustees of the James N.McFarlin Tennessee Marital Trust as to a 16.124% undivided interest by Quitclaim Deed of record in Book 5322, page 845, Register's Office for Williamson County, Tennessee, and in Instrument No. 20110531-0041347, Register's Office for Davidson County, Tennessee, dated May 16, 2011.

William T. McFarlin died testate on or about March 19, 2014. Pursuant to the terms of his will of record in Docket No. 14P711 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), James N. McFarlin, Jr., Executor of the Estate of William T. McFarlin has conveyed his 20% undivided interest in said property to Mary Lou Holmes a 6.666% undivided interest, James N. McFarlin, Jr. a 3.333% undivided interest, Donna Renata Dobson, a 3.333% undivided interest, Neal Lee Jennings, Jr. a 3.334% undivided interest and Terri Jennings Stanley, a 3.334% undivided interest by Executor's Deed of record in Book 6344, Page 970, Register's Office for Williamson County, Tennessee, and in Instrument No. 20141229-0118401, Register's Office for Davidson County, Tennessee, dated December 18, 2014.

Mary Lou Holmes, by and through her attorney-in-fact, Deborah Ann Holmes Wallach, has since conveyed said 26.666% undivided interest in said property to Deborah Ann Holmes Wallach, Trustee of the Holmes Family Trust dated July 23, 2018, as to a 26.666% undivided interest by Quitclaim Deed of record in Book 7455, page 906, Register's Office for Williamson County, Tennessee, and in Instrument No. 20180906-0088243, Register's Office for Davidson County, Tennessee, dated August 28, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be Nolensville Road @ Burkitt Place Drive, Nolensville, TN 37135, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Grantors warrant that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

[signatures on following page]

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of December, 2013.

Ruth Marie McFarlin by Mary Ann Gregory POA
Ruth Marie McFarlin
By: Mary Ann Gregory, Attorney in Fact, pursuant to a power of attorney of record in Book 5680, Page 612, Register's Office for Williamson County, Tennessee and of record in Instrument No. 20160223-0016989, Register's Office for Davidson County, Tennessee

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary Ann Gregory, Attorney in Fact for Ruth Marie McFarlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of December, 2013.

Barbara L. Johnson
Notary Public

BARBARA L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires Apr. 20, 2019

April 20, 2019
My Commission Expires:

[signatures continue on following page]

Neal Lee Jennings, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Neal Lee Jennings, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of December, 2018.

Meghan E. Reed
Notary Public

My Commission Expires: 9/7/2021

MEGHAN E. REED
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPTEMBER 7, 2021
DAVIDSON COUNTY

[signatures continue on following page]

Terri Ellen Jennings Stanley

STATE OF Georgia
COUNTY OF Cherokee

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Terri Ellen Jennings Stanley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of December, 2018.

Notary Public

CHRIS VADNAIS
NOTARY PUBLIC
Cherokee County
State of Georgia
My Commission Expires:
My Comm. Expires July 4, 2022

[signatures continue on following page]

James N. McFarlin, Jr.

STATE OF Tennessee
COUNTY OF Davidson

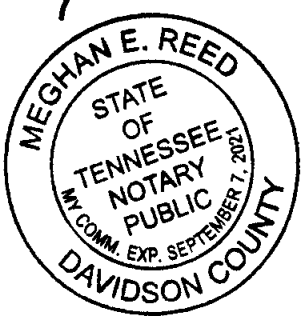
Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James N. McFarlin, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of December, 2018.

Meghan E. Reed
Notary Public

My Commission Expires: 9/7/2021

[signatures continue on following page]



Donna R. McFarlin FKA Donna Renata Dobson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Donna R. McFarlin FKA Donna Renata Dobson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of December, 2018.

Meghan E. Reed
Notary Public

My Commission Expires: 9/7/2021

MEGHAN E. REED
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPTEMBER 7, 2021
DAVIDSON COUNTY

[signatures continue on following page]

*James N. McFarlin Family Trust*

James N. McFarlin, Jr., Trustee

Donna Renata Dobson, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James N. McFarlin, Jr., Trustee of the James N. McFarlin Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of December, 2018.

Meghan E. Reed
Notary Public

My Commission Expires: 9/7/2021




STATE OF Tennessee
COUNTY OF Davidson

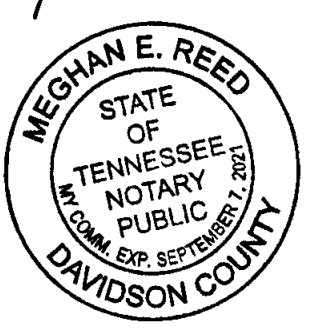
Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Donna Renata Dobson, Trustee of the James N. McFarlin Family Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of December, 2018.

Meghan E. Reed
Notary Public

My Commission Expires: 9/7/2021

[signatures continue on following page]



*James N. McFarlin Tennessee Marital Trust*

James N. McFarlin, Jr., Trustee

Donna Renata Dobson, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James N. McFarlin, Jr., Trustee of the James N. McFarlin Tennessee Marital Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of December, 2018.

Meghan E. Reed
Notary Public

My Commission Expires: 9/7/2021

MEGHAN E. REED
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPTEMBER 7, 2021
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Donna Renata Dobson, Trustee of the James N. McFarlin Tennessee Marital Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of December, 2018.

Meghan E. Reed
Notary Public

My Commission Expires: 9/7/2021

MEGHAN E. REED
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPTEMBER 7, 2021
DAVIDSON COUNTY

[signatures continue on following page]

*Holmes Family Trust, dated July 23, 2018*

Deborah Ann Holmes Wallach, Trustee

Deborah Ann Holmes Wallach, Trustee

STATE OF Missouri
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Deborah Ann Holmes Wallach, Trustee of the Holmes Family Trust, dated July 23,2018 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of December, 2018.

Lisa A Cook
Notary Public

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

LISA A. COOK
My Commission Expires
January 26. 2020
Franklin County
Commission #16492627

My Commission Expires: 1/26/2020