Recorded at Request of _____ at _____
Fee Paid $ _____, $ _____ by _____
Dep. Book _____ Page _____ Ref.: _____
Mail tax notice to: _____

Karen Johnson Davidson County
Batch# 191652 DEEDQC
02/05/2019 08:41:29 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190205-0010669

QUIT CLAIM DEED

Kyle Andrew Sulzen & Misha Elizabeth Sulzen, Grantor(s), of Boulder, County of Boulder, State of CO, hereby quit claims, conveys, delivers, and transfers to **Crocker Springs, LLC,** Grantee, of **5376 E Robertson Rd, Orlinda, County of Robertson**, State of Tennessee, for good and valuable consideration, all of Grantor(s) right, title and interest in and to the following described tract of land in County of Robertson, State of Tennessee:

Tract 1:
Land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, being that part of the Whites Creek or Crocker Springs Tract marked on the plan of said property "Reserved for Whites Creek Springs" which plan is of record in Book 161, page 74, Register's Office for said County and State, as further described as follows:

Beginning at an iron pin set 105.4 feet northwesterly along the southwestern right-of-way line of Crocker Springs Road from the north boundary line of the graveyard shown on said plan; thence South 57 degrees 06 minutes 37 seconds West a distance of 228.03 feet to an iron pin set; thence North 62 degrees 53 minutes 23 seconds West a distance of 293.30 feet to an iron pin set; thence North 29 degrees 27 minutes 23 seconds West along an old fence line a distance of 474.60 feet to a small iron pin found; then North 45 degrees 05 minutes 23 seconds West a distance of 188.16 feet to the center line of Crocker Springs Branch;

Thence the next 9 courses being along said centerline

1. North 80 degrees 36 minutes 56 seconds East a distance of 4.52 feet;
2. North 30 degrees 32 minutes 02 seconds East a distance of 30.12 feet;
3. North 51 degrees 59 minutes 43 seconds East a distance of 38.94 feet;
4. North 57 degrees 57 minutes 07 seconds East a distance of 52.64 feet;
5. North 63 degrees 00 minutes 12 seconds East a distance of 92.82 feet;
6. North 74 degrees 52 minutes 06 seconds East a distance of 56.97 feet;
7. North 74 degrees 59 minutes 43 seconds East a distance of 26.37 feet;
8. North 68 degrees 03 minutes 18 seconds East a distance of 67.55 feet;
9. North 48 degrees 55 minutes 34 seconds East a distance of 38.20 feet to the above mentioned southwestern right-of-way line of Crocker Springs Rd; thence the next 4 courses being along said southwestern right-of-way line;

1. South 37 degrees 02 minutes 16 seconds East a distance of 34.75 feet; to a point on a non tangent curve to the right a radius of 1011.74 feet, the radius point of which bears South 52 degrees 57 minutes 44 seconds West;

2. Southeasterly along said curve an arc distance of 99.24 feet to a point which bears North 58 degrees 34 minutes 55 seconds East form said radius point;
3. South 39 degrees 33 minutes 05 seconds East a distance of 93.87 feet
4. South 31 degrees 16 minutes 56 seconds East a distance of 735.71 feet to the Point of Beginning, containing 8.18 acres, more or less.

Included in this description is a proposed 15 foot wide ingress/egress easement located on the southerly border of this parcel and being more particularly described as follows:

Beginning on the Southwesterly right of way of Crocker Springs Road at the most southeasterly corner of the above described tract; thence with the southerly line S57 degrees 06' 37W, 228.03 feet to the most southwesterly corner of the above described tract; thence N62 degrees 53' 23"W, 17.32 feet to the northerly line of the proposed 15 foot ingress/egress easement; thence with said northerly line N57 degrees 06' 37" E, 237.11 feet to the way S westerly right of way of Crocker Springs Road; thence with said right of way S 31 degrees 16' 56" E, 15.00 feet to the point of beginning.

Tract II:
Land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, being that part of the Whites Creek or Crocker Springs Tract marked on the plan of said property "Reserved for Whites Creek Springs" which plan is of record in Book 161, page 74, Register's Office for said County and State, as further described as follows:

Beginning 329.2 feet northwesterly along the southwestern right-of-way line of Crocker Springs Road and North 58 degrees 43 minutes 04 seconds East a distance of 33.00 feet from the north boundary line of the graveyard shown on said plan same point being on northeastern right-of-way line of said Crocker Springs Road;

Thence the next 4 courses being along said northeastern right-of-way line:
1. North 31 degrees 16 minutes 56 seconds West a distance of 527.73 feet;
2. North 24 degrees 06 minutes 19 seconds West a distance of 104.86 feet; to a point on a non tangent curve to the left having a radius of 1071.74 feet, the radius point of which bears South 57 degrees 08 minutes 52 seconds West;
3. Northwesterly along said curve an arc distance of 78.29 feet to a point which bears North 52 degrees 57 minutes 44 seconds East from said radius point;
4. North 37 degrees 02 minutes 16 seconds West a distance of 115.52 feet to an iron pin found 1 foot high; thence North 89 degrees 44 minutes 31 seconds East a distance of 107.99 feet to a disturbed iron pin found;

Thence South 69 degrees 45 minutes 29 seconds East a distance of feet 211.32 feet to an iron pin set; thence South 39 degrees 18 minutes 39 seconds East a distance of 588.07 feet to an iron pin set on the northern margin of a private gravel drive; thence South 54 degrees 40 minutes 09 seconds West along said norther margin a distance of 303.43 feet to the Point of Beginning, containing 4.17 acres, more or less.

Being the same property conveyed to Valley View Mobile Home Parks, LLC, a Tennessee limited liability company by deed from Patirica E. Wall and Aubrey B. Harwell, Jr. Personal Representatives of the Estate of Nathan T. Wall, of record as Instrument No. 20061031-0134834, Register's Office for Davidson County, Tennessee.

Witness the hand of said grantor, this 5th day of January, 2019.

Signed in the presence of:

Witness Deborah E. Roell

Grantor Kyle Sulzen

Witness Heinz E. Roell

Grantor Misha E. Sulzen

STATE OF Colorado)
) ss.
COUNTY OF Boulder)

On the 5th day of January, 2019, personally appeared before me Kyle Sulzen, (and Misha Sulzen,) the signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public

CORY WAYNE CRUMMEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154034344
MY COMMISSION EXPIRES 08/31/2019

6525 Gunpark Dr Ste 370 Boulder, CO 80301
Residing At

8-31-19
My Commission Expires

Quit Claim Deed Addendum

This Instrument Prepared by:
Misha E Sulzen
4494 Aberdeen Pl
Boulder, CO 80301

Name & Address of New Owner:
Crocker Springs, LLC
5376 E Robertson Rd
Orlinda, TN 37141

Name & Address of party responsible for property taxes:
Same as owner

MAP/ PARCEL NO.:
Map-Par. 023-00-0-101.00
And 023-00-0-100.00

Amendment to Derivation Clause on Pg 3:

Being the same property conveyed to Valley View Mobile Home Parks, LLC, A Tennessee limited liability company by deed from Patricia E. Wall and Aubrey B. Harwell, Jr. Personal Representatives of the Estate of Nathan T Wall, of record as Instrument No. 20061031-0134834, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **Kyle Andrew Sulzen & Misha Elizabeth Sulzen**, of Boulder, CO by deed from Valley View Mobile Home Parks, LLC, a Tennessee limited liability company, of record as **Instrument No. 20181220-0124027**, Register's Office for Davidson County, Tennessee.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn before me, this 26 day of January, 2019.

Notary

Tiffany Jean Frazer
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174035909
MY COMMISSION EXPIRES 08/28/21