Karen Johnson Davidson County
Batch# 200020 DEEDQC
02/27/2019 03:35:45 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20190227-0017945

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAP & PARCEL
058-00-0-099.00

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

Affiant

Subscribed and sworn to before me this the 26th day of February, 2019.

My Commission Expires: 9-7-2021

Notary Public

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT PREPARED BY: ORTALE KELLEY LAW FIRM (PHP)
330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:
DB PARTNERS, LLC
2925 Berry Hill Drive
Nashville, TN 37204

SEND TAX BILLS TO:
"NEW OWNER"

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HARVEY WAYNE BOWLES**, hereinafter called the **"Grantor"**, do hereby quitclaim and convey all of their rights, title and interest to hereinafter **DB PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, called the **"Grantee"**, their successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Located in the First Councilmanic District of Metro Nashville Davidson County, Tennessee and more particularly described according to a survey made by Edward L. Adams R.L.S #1139 dated August 8th, 2005 as follows:

Beginning at a point located in the Southerly Right-of-way line of Briley Parkway at its Southeast intersection with the East Right-of-way line of Drakes Branch Road, Briley Parkway having a variable Right-of-way width and Drakes Branch Road Right-of-way set at 25.00 feet East of the centerline, said point further described as being located 5.00 feet East of a concrete monument (OLD) Located in the old East Right-of-way for Drakes Branch Road (formerly having a 40.00' Right-of-way); Thence continuing with the Southerly Right-of-way line of Briley Parkway South 81° 51' 05" East 222.04 feet to a point; thence South 85° 46' 44" East 201.91 feet to a concrete monument (OLD); thence South 70° 45' 44" East 257.50 feet to a concrete monument (OLD); thence North 88° 38' 50" East 541.24 feet to a concrete monument (OLD); thence North 72° 02' 34" East 629.07 feet to a concrete monument (OLD); thence North 60° 17' 09" East 302.61 feet to a concrete monument (OLD); thence North 87° 25' 16" East 155.02 feet to a concrete monument (OLD); thence North 70° 59' 32" East 153.57 feet to a concrete monument (OLD); thence leaving the South Right-of-way line of Briley Parkway and with the West line of the State of Tennessee located on tax map 58 parcel #205.00 and recorded in deed book 3946 page 623 South 6° 44' 50" East 650.40 feet to an Iron pin (OLD); thence leaving the State of Tennessee property and with the Northerly line of Roy T. Goodwin Contractors, Inc. located on Tax Map 58 parcel ll 1.00 and recorded in deed book 4050 page 340 South 72° 30' 55" West 329.48 feet to an Iron pin old; thence leaving Goodwin and continuing with the North line of W.P. & K.H. Hutcherson located on Tax Map 58 parcel #85.00 and recorded in deed book 8250 page 992 South 74° 49' 52" West 199.19 feet to an Iron pin (NEW); thence North 08° 14' 48" East 212.10 feet to an Iron pin (OLD); generally with a fence South 80° 55' 33" West 2058.80 feet to an Iron pin (OLD); thence South 78° 50' 33" West passing the line of Grayland Jackson located on Tax map 58 parcel 219.00 and recorded in deed book 8250 page 896 for a distance of 408.40 feet to an Iron pin (NEW) located in the new East Right-of-way line of Drakes Branch Road (the 5.00 foot strip of land to the West of the herein described line being dedicated as per this instrument) said point being located 25.00 feet East of the center line; thence continuing with the East edge of the dedicated line and with a curve being concave to the East, having a radius of 578.35, a chord length of 179.42 which the chord bears North 36° 19' 31" East for a curve length of 180.14 to an Iron pin (NEW); thence North 45° 15' 56" East 190.21 feet to an Iron pin (NEW); thence with a curve concave to the West having a radius of 683.99 feet, a chord length of 396.82 feet which the chord bears North 28° 24' 11" East for a curve length of 402.61 feet to the point of beginning, containing 1,241,332 square feet or 28.50 acres more or less.

BEING the same property conveyed to HARVEY WAYNE BOWLES, by Deed from HARVEY WAYNE BOWLES AND

WIFE, FARIDEH B. BOWLES, of record in Instrument No. 20190227-0017944, said Register's Office and recorded simultaneously herewith.

BEING property located in Davidson County, Tennessee and known as **4856 Drakes Branch Road, Nashville, TN 37218.**

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 26 day of February, 2019.

HARVEY WAYNE BOWLES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HARVEY WAYNE BOWLES**, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of February, 2019.

My Commission Expires:

ANDREA P. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Notary Public