Karen Johnson Davidson County
Batch# 200020 DEEDQC
02/27/2019 03:35:45 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190227-0017947

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAP 058-00-0
PARCEL 085.00

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, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:
DB PARTNERS, LLC
5074 Lakeview Drive
Nashville, TN 37220

SEND TAX BILLS TO:
"NEW OWNERS"

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, **KEVIN D. ESTES**, hereinafter called the "**Grantor**", do hereby quitclaim and convey all of its rights, title and interest to hereinafter **DB PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, called the "**Grantee**", its successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, being the southeasterly part of Lot No. 5 and a small portion of Lot No. 1 on the Map of the William J. Drake Lands, as of record in Minute Book "J", Pages 396 and 397, of the County Court for Davidson County, Tennessee, described according to a survey made by Ralph Roberson, Surveyor, dated December 28, 1976, as follows:

Beginning at an iron pin in the easterly margin of Drakes Branch Road being in the southwest corner of the property conveyed to Herman McCool, by deed of record in Book 1580, Page 127, Register's Office for said County; thence along McCool's southern boundary line N 73 degrees 30 minutes east 2470.09 feet to an iron pin, McCool's southeast corner, thence S 00 degrees 22 minutes W 214.16 feet to an iron pin; thence N 65 degrees 55 minutes E 202.07 feet to an iron pin, being the northwest corner of the property conveyed to Robert A. McDowell by deed of record in Book 4050, Page 340, Register's Office for said County; thence along McDowell's westerly boundary line, S 47 degrees 43 minutes E 871.58 feet to an iron pin in the northerly boundary line of the W.A. McPherson property, as recorded in Book 1285, Page 315. Register's Office for said County: thence. with McPherson's line. S 36 degrees 02 minutes W 52.9 feet to an iron pin and, S 72 degrees 02 minutes W 902.46 feet to an iron pin; thence S 07 degrees 09 minutes E 4.99 feet to an iron pin, being the northwest corner of Royal Hill Subdivision, Section 3, as of record in Plat Book 4860, Page 47, Register's Office for said County, thence along the northerly boundary line of said Royal Hills Subdivision and along the northerly boundary line of Gold Key Estates Subdivision, Section 2, as of record in Plat Book 3842, Page 265, said Register's Office, N 89 degrees 43 minutes W 2420.86 feet to an iron pin in the Easterly margin of Branch Road; thence with the same, N 18 degrees 56 minutes E 349.80 feet to the point of beginning.

LESS AND EXCEPT the following tracts:

Tract A:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of a portion of the W.P. Hutcherson property of record in Plat Book 8250, Page 896, Register's Office for said County.

Said Lot 1 fronts 140.48 feet on the easterly margin of Drakes Branch Road and extends back 397.30 feet on the northerly line and 419.51 feet on the southerly line to a dead line in the rear, measuring 252.08 feet thereon.

Being the same property conveyed to Grayland Jackson by Warranty Deed from W.P. Hutcherson, unmarried, recorded the 21st day of December 1998, in Book 11261, Page 332, Register's Office for Davidson County, Tennessee.

Tract B:

A tract of land situated in Metropolitan Nashville, the 13th Civil District of Davidson County, more particularly described as follows:

Beginning at a concrete monument found in the easterly right-of-way line of Drakes Branch Road at the northwest corner of Gold Key Estate, Section Two, of record in Plat Book 3842, Page 265, Register's Office for Davidson County, Tennessee;

Thence with said right-of-way line , North 17° 24' 59" East, 161.53 feet to an iron pin found; thence South 72°35' 01" East, 170 feet to an iron pin found; thence 130.03 along the arc of a curve to the left having a radius of 150.00 feet, a central angle of 49° 40' 09", and a chord bearing and distance of North 82° 34' 54" East, 126.00 feet to an iron pin found; thence, 57.07 feet along the arc of a curve to the right having a radius of 254.62 feet, a central angle of 12° 50' 35", and a chord bearing and distance of North 64° 10' 07" East 56.95 feet to an iron pin set; thence, South 00° 31' 50" East, 140.74 feet to an iron pin set; thence with the northerly line of Royal Hills Subdivision, Section Three of record in Book 4860, Page 47, Register's Office for Davidson County, Tennessee, South 89° 28' 10" West, 150.59 feet to a concrete monument found; thence, with the northerly line of Gold Key Estates Section Two, South 89° 28' 10" West, 237.49 feet to the point of beginning and containing 43,561 square feet or 1.00 acre of land according to a subdivision plat dated September 10, 1998 by Mark S. Goodman, R.L.S. #491, Franklin, Tennessee. Being Lot 2 on the W.P. Hutcherson Subdivision of record in Book 8250, Page 992, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Kevin Estes, by Deed from DRAKE'S BRANCH DEVELOPMENT, LLC, of record in Instrument No. 20190227-0017946, Register's Office of Davidson County, Tennessee.

BEING property located in Davidson County, Tennessee and known as: **4834 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 26TH Day of February, 2019.

KEVIN D. ESTES

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 **KEVIN D. ESTES**, 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: 9-7-2021

Notary Public

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