This instrument prepared by:

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Karen Johnson Davidson County
Batch# 211238 DEEDQC
03/28/2019 01:06:10 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190328-0028126

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **DANIEL ALFREED DAVIS, 2580 Shaddy Hill Road, Lexington, TN 3815, and CHARLES PATRICK DAVIS, 2650 Battle Creek Road, Springfield, TN 37172**

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Map/Parcel Nos. 058.00/065.00 part of.

QUITCLAIM DEED

For and in consideration of the sum of Zero ($ 0) **DOLLARS**, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt, value and adequacy of which are hereby acknowledged, I, **MILDRED REBECCA DAVIS SANDERSON**, hereinafter referred to as Grantor, hereby convey, transfer, remise, release, relinquish and quitclaim to **DANIEL PATRICK DAVIS and CHARLES MICHAEL DAVIS**, their heirs and assigns, hereinafter referred as Grantees, all of my right, title and interest in and to a certain tract or parcel of Real Property in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is No **improved/unimproved** Real Property located at and known as **4811 and 4815 Drakes Branch Road, Nashville Davidson County, Tennessee 37228**

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

WITNESS my hand this 19th day of March 2019.

Mildred Rebecca Davis Sanderson

MILDRED REBECCA DAVIS SANDERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **MILDRED REBECCA DAVIS SANDERSON** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named Grantor, and that she executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ Fayetteville, Tennessee, this 19 day of March 2019.

Rickey L Kimbrough
Notary Public

My commission expires 11-16-2020

RICKEY L KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
LINCOLN COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer, is $ 0

Affiant

Subscribed and sworn before me this 25th day of March, 2019.

Emily L. Olaf
Notary Public

3-7-2023
My Commission Expires

EMILY L OLAF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Drakes Branch Road
Nashville, Davidson County,
Tennessee 37218

Map/Parcel Nos. 058.00/065.00 part of

Being Tract No. 3 on a boundary survey dated 03/07/2016, by Steven D. Delle, Tennessee Registered Land Surveyor No. 1710, Delle Land Surveying, 407 Nesbitt Lane, Madison, Tennessee 37115, and being more particularly described as follows, to wit:

Deed Description
Drakes Branch Road Tract 3

Beginning at an iron rod in the westerly right of way of Drakes Branch Road in the southeast corner of Tract 2, said point being the northeastern corner of the herein described tract;

Thence, with said right of way, with a curve to the left having a Delta Angle of 08 degrees 10 minutes 47 seconds, a Radius of 1440.34 feet, a Length of 205.63 feet, a Chord Bearing of South 16 degrees 53 minutes 04 seconds West, and a Distance of 205.46 feet to an iron rod.

Thence, South 12 degrees 47 minutes 40 seconds West, 426.18 feet to an iron rod;

Thence, with a curve to the left having a Delta Angle of 13 degrees 11 minutes 26 seconds, a Radius of 500.94 feet, a Length of 115.33 feet, a Chord Bearing of South 06 degrees 11 minutes 57 seconds West, and a Distance of 115.07 feet to an iron rod, Kathryn Carter's northeastern corner as described in Deed Book 10359 Page 153 RODC;

Thence, leaving said right of way, with Carter's north line, being fence, North 85 degrees 05 minutes 58 seconds West, 471.90 feet to an iron rod.

Thence, with fence, South 08 degrees 35 minutes 02 seconds West, 47.46 feet to an iron rod;

Thence, with fence, North 83 degrees 54 minutes 28 seconds West, 1358.79 feet to an iron rod;

Thence, with fence, North 05 degrees 25 minutes 05 seconds East, 713.79 feet to an iron rod;

Thence, with fence, North 06 degrees 24 minutes 06 seconds East, 198.21 feet to an iron rod at the northwest corner of Tract 2;

Thence, with a new line, being the south line of Tract 2, South 88 degrees 08 minutes 42 seconds East, 1469.81 feet to an iron rod;

Thence, South 58 degrees 09 minutes 21 seconds West, 513.62feet to the point of beginning and containing 40.356 acres.