Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
Rodney E. Wilkins 6441 Bresslyn Rd Nashville TN, 37205	Map 88, Parcel 113	Rodney E. Wilkins 6441 Bresslyn Rd Nashville TN, 37205
This instrument prepared by: State of Tennessee, Department of General Services, 312 Rosa L. Parks Avenue, 24th Floor, Nashville, Tennessee 37243		

QUITCLAIM DEED

Transaction # 16-03-019

FOR AND IN CONSIDERATION of the sum of EIGHTY-TWO THOUSAND and NO/DOLLARS ($82,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the **STATE OF TENNESSEE** ("Grantor") hereby transfers, conveys, sells, assigns, and quitclaims to **RODNEY E. WILKINS** ("Grantee"), Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, together with all appurtences, privileges, and easements (the "Property"), more particularly described on Exhibit A and depicted on Exhibit B, both attached hereto and incorporated herein.

This property is known as 6077 Fire Tower Rd, Nashville, TN 37221.

Subject to applicable restrictions easements and other matters of record in the Register Office for Davidson County, Tennessee including those matters as depicted on Tax Map 88, Parcel 113, Deed Book 3029, Page 557.

Karen Johnson Davidson County
Batch# 243279 DEEDQC
06/14/2019 08:13:20 AM 5 pgs
Fees: $28.00 Taxes: $303.40

20190614-0057154

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $82,000.00

Madison Rogers
Affiant

Subscribed and sworn to before me this 21st day of May, 2019.

Teresa H. Lewis
Notary Public
My Commission Expires: 10/19/2019

TERESA H. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TR # 16-03-019 Quitclaim Deed to Rodney E. Wilkins

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this ____ day of _____, 2019.

GRANTOR:

STATE OF TENNESSEE

By: Christi W. Branscom
Christi W. Branscom, Commissioner of the Department of General Services

APPROVED:

Herbert H. Slatery III
Herbert H. Slatery III, Attorney General and Reporter

Bill Lee
Bill Lee, Governor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public for Davidson County, Christi W. Branscom, Commissioner of the Department of General Services of the State of Tennessee, with whom I am personally acquainted and who, upon oath, acknowledged that she is the Commissioner of the Department of General Services, and that she as such Commissioner, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the State of Tennessee by herself as Commissioner.

Witness my hand and seal at office this 16th day of April, 2019.

LORETTA MARIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Loretta Marie Baltz
Notary Public

My Commission Expires: March 3, 2020

EXHIBIT A
(Property Description)

Beginning at set 1/2" diameter iron rebar with GS&P cap (N: 648467.649' / E: 1683098.882'); in the eastern right of way line of Fire Tower Road common corner with original property line of State of Tennessee described in Deed Book 3991 Page 665 from Aaron Furlough dated December 2, 1965 (2.9 acre more or less tract) recorded in the Davidson County Register of Deeds Office, thence with said line the following three (3) calls and distances:

1. South 45 Degrees 47 Minutes 40 Seconds East for 41.66 feet to a set 1/2" diameter iron rebar with GS&P cap (N: 648438.600' / E:1683128.749');
2. South 18 Degrees 39 Minutes 54 Seconds East for 38.00 feet to a set 1/2" diameter iron rebar with GS&P cap (N: 648402.598' / E:1683140.910');
3. North 74 Degrees 20 Minutes 06 Seconds East for 205.00 feet to a set 1/2" diameter iron rebar with GS&P cap (N: 648457.951' / E: 1683338.296') corner with Sylvan Meadows, LLC recorded in Quit Claim Deed Instrument Number 20080520-0051814 in the Davidson County Register of Deeds Office;

Thence with said line the following two (2) calls and distances:

1. South 57 Degrees 12 Minutes 29 Seconds West for 181.79 feet to a set 1/2" diameter iron rebar with GS&P cap (N: 648359.498' / E: 1683185.479');
2. South 11 Degrees 18 Minutes 45 Seconds West for 611.32 feet to a found 3/4" diameter iron rebar (N: 647760.056' / E: 1683065.562') in the line of Stephen P. Rick recorded in Deed Instrument Number 20070917-0110738 in the Davidson County Register of Deeds;

Thence with said line the following six (6) calls and distances:

1. North 35 Degrees 33 Minutes 08 Seconds West for 161.19 feet to a found 3/4" diameter iron rebar(N: 647891.201'/ E: 1682971.838');
2. North 04 Degrees 02 Minutes 39 Seconds West for 74.07 feet to a found 3/4" diameter iron rebar; (N: 647965.089'/ E: 1682966.614')
3. North 30 Degrees 34 Minutes 44 Seconds West for 74.53 feet to a found 3/4" diameter iron rebar (N: 648029.252' / E: 1682928.700");
4. North 38 Degrees 46 Minutes 40 Seconds West for 99.18 feet to a found 5/8' diameter iron rebar(N: 648106.567' / E 1682866.587');
5. North 18 Degrees 41 Minutes 35 Seconds West for 99.30 feet to a found 3/4" diameter iron rebar (N: 648200.626' / E:1682834.762');
6. North 04 Degrees 38 Minutes 12 Seconds West for a total of 94.98 feet (passing a found 5/8" iron rebar at 79.76 feet) with to a set mag nail with GS&P washer (N: 648295.295 / E: 1682827.084') in the center line of Fire Tower Road;

Thence with said line the following two (2) calls and distances:

1. Thence to the beginning point of a curve to the Left having a radius of 1140.09 feet, thence Left along said curve for an arc length of 219.34 feet, said curve having a chord bearing of North 60 Degrees 41 Minutes 56 Seconds East for 219.00 feet to a set mag nail with GS&P washer (N: 648402.474' / E:1683018.065');

2. Thence to the beginning point of a curve to the Left having a radius of 153.42 feet, thence Left along said curve for an arc length of 112.23 feet, said curve having a chord bearing of North 35 Degrees 07 Minutes 06 Seconds East for 109.74 feet to a set mag nail with GS&P washer (N: 648492.237' / E: 1683081.195');

Thence leaving said centerline thence South 35 Degrees 43 Minutes 48 Seconds East for 30.29 feet to the point of beginning,

Said area being 141,608.81 Sq. Ft more or less or 3.25 Acres more or less
Source of North Tennessee Grid North-GPS -GEOID 12A (NAD 83)

As surveyed by Gresham, Smith, & Partners in October, 2016.

This being the same property conveyed to the GRANTOR by instrument recorded at Deed Book 3991, Page 665 in the Register's office for Davidson County, Tennessee.

EXHIBIT B
(Gresham, Smith, & Partners' October, 2016 Survey)

