# QUITCLAIM DEED

**THIS INSTRUMENT PREPARED BY:**
**Bennett & Pressley, P. C.; 2021 Richard Jones Rd. Suite 220, Nashville, TN 37215**
**(based upon information furnished by the parties; no title search performed; no tax advice given)**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2019.

NOTARY PUBLIC

COMMISSION EXPIRES: 9-7-20

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 252360 DEEDQC
07/03/2019 12:13:30 PM 3 pgs
Fees: $22.00 Taxes: $0.00
20190703-0065258

| From: | From: |
|---|---|
| William T. Vorndick and Patricia W. Vorndick, Co-Trustees of the William T. and Patricia W. Vorndick Trust dated June 8, 2011 | Ernest D. Bennett, III, Trustee |
| To: | To: |
| Ernest D. Bennett, III, Trustee | William T. Vorndick and Patricia W. Vorndick, Co-Trustees of the William T. and Patricia W. Vorndick Trust dated June 8, 2011 |

| Name and Address of New Owner | Name and Address of Persons or of Entity Responsible for Payment of Property Taxes | Parcel Number(s) |
|---|---|---|
| William T. and Patricia W. Vorndick Trust dated June 8, 2011<br>C/O William T. and Patricia W. Vorndick, Co-Trustees<br>6078 Fire Tower Road<br>Nashville, TN 37221 | Same as Owner | 113 00 0 147.00 & 113 00 0 085.00 |

**KNOW ALL MEN BY THESE PRESENTS** that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of making a re-conveyance to place of record a current survey legal description for the parcel(s) of real property described herein, **William T. Vorndick and Patricia W. Vorndick, Co-Trustees of the William T. and Patricia W. Vorndick Trust dated June 8, 2011**, hereby convey, remise, release and quitclaim unto **Ernest D. Bennett, III, Trustee**, his successors and assigns, the following described parcel(s) of land in Davidson County, Tennessee:

Land in the ninth civil district of Davidson County, Tennessee, being part of the property described according to a survey by Tennessee Valley Engineers, dated April 16, 1969. more particularly described as follows:

Beginning at a point in the westerly margin of Fire Tower Road, said point being north 88° west 25 feet from the northeast corner of the property conveyed to Milton Bracey and wife, Jane P. Bracey by deed from Aaron Furlough and wife, Margaret L. Furlough, of record in Book 4328, page 77, Register's Office for said County; thence with the margin of said road south 14° 30' east 144.5 feet to a point; thence continuing with said margin south 22° 30' east 140 feet to a point; thence continuing with said margin south 21° east 140 feet to a point; thence continuing with said margin south 11° west 150 feet to a point; thence continuing with said margin south 30° west 125 feet to a point; thence continuing with said margin south 56° west 125 feet to a point; thence continuing with said margin south 58° west 50 feet, more or less, to a point, said point being the northeast corner of the property conveyed to A. D. Agee, Trustee by deed from Milton Bracey and wife, Jane P. Bracey, of record in Book 4366, page 17. Register's Office for said County; thence leaving said road with the northerly boundary line of the said A. D. Agee, Trustee property north 72° west 925 feet to a point; thence north 4° east 859 feet to a point; thence south 51° 45' east 100 feet to a point; thence south 64° east 100 feet to a point; thence south 77° east 100 feet to a point; thence south 85° east 100 feet to a point; thence south 88° east 263 feet to a paint; thence south 16° west 365 feet to a point; thence south 88° east 455 feet to the point of beginning. containing 20 acres, more or less.

Being the same property conveyed to Grantor herein by William T. Vorndick and Patricia W. Vorndick by quitclaim deed of record in Instrument No. 20150330-0027034, Register's Office for Davidson County, Tennessee, and having been previously conveyed to the said William T. Vorndick

and Patricia W. Vorndick by from Pinnacle Towers Asset Holding, LLC, by warranty deed, of record in Instrument No. 20061117-0143232 in said Register's Office.

This is unimproved property known as 6078 Fire Tower Road, Nashville, TN 37221.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation (of acreage or square footage) or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

And now, I, the said **Ernest D. Bennett, III, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto **William T. Vorndick and Patricia W. Vorndick, Co-Trustees of the William T. and Patricia W. Vorndick Trust dated June 8, 2011**, its/their successors and assigns, the same property hereinabove described and set forth, however described by the legal description set forth below pursuant to Plat and survey as identified therein, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth:

BEGINNING at an iron rod on the western right of way of Fire Tower Road, being the southeast corner of this tract and a common corner with adjoining property of VornDick (Map 113-00, Parcel 109.00) (as a further point of reference, the state plane coordinates of this common corner are North 648,315.89 and East 1,682,812.43); thence with the northern boundary line of said adjoining property N 68° 02' 04" W 1,056.81 feet to an iron rod on the eastern boundary line of Eades (Map 113.00, Parcel 082.00); thence N 02° 38' 31" E 874.79 feet to an iron rod, being the northeast corner of Eades and the northwest corner of this tract, lying on the southern boundary line of Bibb (Map 113-00, Parcel 083.00); thence with Bibb's southern boundary S 54° 32' 14" E 99.41 feet to an iron rod, S 66° 20' 24" E 100.40 feet to an iron rod, S 79° 41' 21" E 99.86 feet to an iron rod, S 86° 36' 39" E 100.95 feet to an iron rod, and thence N 88° 34' 29" E 358.42 feet to an iron rod at a corner of this tract, being a common corner with the northeast corner of Thompson (Map 113-00, Parcel 084.00); thence with Thompson's western boundary S 11° 45' 33" W 365.04 feet to an iron rod being Thompson's southwest corner; thence with Thompson's southern boundary S 85° 28' 31" E 452.01 feet to an iron rod on the western right of way of Fire Tower Road and being Thompson's southeast corner; thence with said western right of way of Fire Tower Road along a curve to the left as follows: having a radius of 514.05 feet, an arc length of 161.83 feet, a chord length of 161.16 feet, a chord bearing of S 12° 41' 50" E, and a delta angle of 18° 02' 15" to a point, thence continuing with said western right of way S 21° 42' 57" E 206.00 feet to a point, thence along a curve to the right as follows: having a radius of 163.00 feet, an arc length of 112.00 feet, a chord length of 109.77 feet, a chord bearing of S 02° 02' 17" E, and a delta angle of 39° 21' 19" to a point, thence continuing with said western right of way S 17° 38' 22" W 127.97 feet to a point, thence along a curve to the right as follows: having a radius of 159.00 feet, an arc length of 113.08 feet, a chord length of 110.71 feet, a chord bearing of S 38° 00' 49" W, and a delta angle of 40° 44' 54", to a point, thence continuing with said western right of way S 58° 23' 16" W 42.55 feet to a point, thence along a curve to the right as follows: having a radius of 1196.00 feet, an arc length of 157.36 feet, a chord length of 157.24 feet, a chord bearing of S 62° 09' 25" W, and a delta angle of 07° 32' 18 terminating at an iron rod at the point of BEGINNING at the southeast corner of this tract. The foregoing legal description encompasses the combination of the parcels owned by William T. VornDick and Patricia W. VornDick Trust as depicted on Map 113-00, Parcel 085.00 and Map 113.00, Parcel 147.00). All references to parcels herein by Map and Parcel number refer to the official maps of the Metropolitan Nashville/Davidson County Planning Department and/or the Assessor of Property for Davidson County, Tennessee. Containing 23.193 acres, more or less, the above-referenced boundary calls and calculated acreage being from the survey performed by Jesse E. Walker, TN RLS #1486 on March 15, 2019.

Being the same property conveyed to Grantor herein in this deed and previously conveyed as set forth hereinabove.

This is unimproved property known as 6078 Fire Tower Road, Nashville, TN 37221.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation (of acreage or square footage) or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

WITNESS our hands this 3rd day of July, 2019.

William T. VornDick, Co-Trustee,
William T. and Patricia W. VornDick Trust
dated June 8, 2011

Patricia W. VornDick, Co-Trustee,
William T. and Patricia W. VornDick Trust
dated June 8, 2011



201907030065258

Ernest D. Bennett, III, Trustee

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 William T. VornDick and Patricia W. VornDick, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence acknowledged themselves to be the duly appointed and acting Co-Trustees of the William T. and Patricia W. VornDick Trust dated June 8, 2011, the within named bargainor, and in my presence affixed their signatures to the within instrument, upon oath acknowledging that they did so for and on behalf of said bargainor, acting as its Co-Trustees, and did so freely and voluntarily, for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 3rd day of July, 2019.

Commission Expires: 9-7-20

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

Notary Public

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 Ernest D. Bennett, III, Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and in my presence affixed his signature to the within instrument, upon oath acknowledging that he did so in his representative capacity as trustee for and on behalf of the William T. and Patricia W. VornDick Trust dated June 8, 2011, whose Co-Trustees are William T. VornDick and Patricia W. VornDick, freely and voluntarily, for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 3rd day of July, 2019.

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

Commission Expires: 9-7-20

Notary Public

**Tennessee Certification of Electronic Document**

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

*Signature*

State of Tennessee )
)
County of Davidson )

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

*Notary Signature*

My Commission Expires: September 7, 2020