Prepared from information submitted by the parties without opinion of title by Joseph Hanks, Attorney, 212 S. Main St., Goodlettsville, TN 37072

ADDRESS NEW OWNER:
TLCIII, LLC
Tommy Cunningham, III
708 N. Main St
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same as new Owner

TAX MAP/PARCEL #
Map 18.08
Parcel 049.00

QUITCLAIM DEED

THIS QUITCLAIM DEED made and entered into this 29 day of October, 2019, by and between Thomas L. Cunningham, III aka Tommy Cunningham, III, whose mailing address is 708 N. Main St, Goodlettsville, Tennessee 37072, ("Grantor"), and TLCIII, LLC, a Tennessee limited liability company, whose mailing address is 708 N. Main Street, Goodlettsville, Tennessee 37072, ("Grantee");

WHEREAS, Steve Nichols, Executor of The Estate of John Shiririam, had bargained sold, transferred and conveyed to Tommy Cunningham, III, that certain property of record in Instrument No. 201205310047223, commonly referred to as 708 N. Main Street, Goodlettsville, TN 37072

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of 1.00 Dollar ($1.00), cash in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby remise, release, conveys and forever quitclaim unto Grantee, its successors and assigns, all right, title and interest Grantor has or could claim to have in and to the following-described real property, lying and being in the City of Goodlettsville in Davidson County, Tennessee, and more particularly described on **Exhibit A** attached hereto and made a part hereof by reference. Grantee's right, title and interest of Grantor shall all improvements thereon and all rights easements and appurtenances thereunto in anywise appertaining unto Grantee, its successors and assigns forever.

Karen Johnson Davidson County
Batch# 309646 DEEDQC
11/01/2019 11:23:54 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191101-0112669

IN TESTIMONY WHEREOF, Grantor has caused this deed to be executed by and through its duly authorized officers as of the day and year first above written.

GRANTOR:

By: Tommy L. Cunningham III
Name: Tommy L. Cunningham, III

STATE OF TENNESSEE)
COUNTY OF Davidson)

The foregoing instrument was sworn and acknowledged before me this 29 day of October 2019, by Tommy L. Cunningham, III, Grantor.

My commission expires: 3/3/2020

Amy L. Campbell
NOTARY PUBLIC

Name and address of the person or entity
responsible for the payment of the real property taxes:

TLCIII, LLC
708 N Dickerson Rd
Goodlettsville, TN 37072

Amy L. Campbell NOTARY PUBLIC EXPIRES TENNESSEE Mar 3, 2020 Davidson County

I hereby swear or affirm that, to the best of Grantee's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

GRANTEE:

TLCIII, LLC,
a Tennessee limited liability company

By: Tommy L. Cunningham III
Name: Tommy L. Cunningham, III
Title: Member

STATE OF TENNESSEE)

COUNTY OF Davidson)

The foregoing instrument was sworn and acknowledged before me this 29 day of October 2019, by Tommy L. Cunningham, III, Member of TLCIII, LLC, a Tennessee limited liability company, on behalf of said company, Grantee.

My commission expires: 3/3/2020

Amy L Campbell
NOTARY PUBLIC



EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

See Attached

Davidson County TAX MAP/PARCEL
Map 18.08
Parcel 049.00

EXHIBIT "A"

BEING located in the 2nd Civil District, Davidson County, Tennessee, on the south side of Old Springfield Pike and west of North Main Street (aka Dickerson Pike), and being a portion of the property of record in Deed Book 6393, Page 452, Register's Office, Davidson County, Tennessee. See Tax Map 018080049.00, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the center of creek in the south margin of Old Springfield Pike, same being the northwest corner of this tract and the northeast corner of William W. Benz (DB 6677, PG 969, RODCT); thence with said margin South 64 degrees 41 minutes 45 seconds East 166.51 feet to an iron rod; thence South 61 degrees 23 minutes 54 seconds East 97.38 feet to an iron rod; thence along a curve proceeding clockwise, having a deflection angle of 28 degrees 42 minutes 06 seconds, a radius of 266.00 feet, a tangent length of 68.05 feet, and a chord of South 44 degrees 51 minutes 19 seconds East 131.86 feet; thence along said curve an arc length of 133.25 feet to a point, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 05 degrees 29 minutes 04 seconds, a radius of 148.62 feet, a tangent length of 7.12 feet, and a chord of South 33 degrees 14 minutes 48 seconds East 14.22 feet; thence along said curve an arc length of 14.23 feet to an iron rod in said margin; thence leaving road with line of Greer and Morris (IN 20070813-0096383, RODCT) South 69 degrees 59 minutes 59 seconds West 61.13 feet to an iron rod at a metal post; thence South 19 degrees 46 minutes 00 seconds East 482.55 feet to an iron rod; thence with line of French Landing Investors, LLC (IN 20070813-0096381, RODCT) South 70 degrees 09 minutes 43 seconds West 313.70 feet to an iron rod; thence with the north right-of-way of CSX Railroad North 58 degrees 42 minutes 02 seconds West 649.15 feet to a point in center of creek; thence with center of creek and line of William W. Benz for the next three (3) calls: North 45 degrees 40 minutes 10 seconds East 189.60 feet; thence North 42 degrees 30 minutes 29 seconds East 359.00 feet; thence North 22 degrees 25 minutes 09 seconds East 76.00 feet to the point of beginning containing 8.65 acres (376,785 square feet) more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated April 5, 2012.

A 50-feet wide non-exclusive right of ingress and egress exists for benefit of the above described tract over the adjoining Greer and Morris property (IN 20070813-0096383, RODCT) to serve as access to North Main Street (aka Dickerson Pike). Same is more particularly described as follows: BEGINNING at an iron rod at the southeast corner of the above described tract, same being the southwest corner of the Greer and Morris property (IN 20070813-0096383, RODCT) and in the north boundary of the property of French Landing Investors, LLC (IN 20070813-0096381, RODCT); thence with the common line of the above described tract and line of Greer and Morris North 19 degrees 46 minutes 00 seconds West 50.00 feet; thence severing the Greer and Morris property North 70 degrees 09 minutes 43 seconds East 194.19 feet to a point in the west right-of-way of North Main Street (aka Dickerson Pike); thence with said right-of-way along a curve proceeding clockwise, having a deflection angle of 01 degree 17 minutes 08 seconds, a radius of 2229.83 feet, a tangent length of 25.02 feet, and a chord of South 17 degrees 42 minutes 14 seconds East 50.03 feet; thence along said curve an arc length of 50.04 feet to a point in said right-of-way; thence leaving road with the common line of Greer and Morris and French Landing Investors, LLC South 70 degrees 09 minutes 43 seconds West 192.39 feet to the point of beginning.