Karen Johnson Davidson County
Batch# 335743 DEEDQC
12/27/2019 01:47:10 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191227-0133973

THIS INSTRUMENT PREPARED BY:
White & Reasor, PLC (CBRJR)
3102 West End Avenue, Suite 400
Nashville, TN 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.:
Michael J. Nacarato, Jr. 2435 Hidden River Lane Franklin, TN 37069-6933	New Owner	Part of Map 59 Parcels 22400 and 06300

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION but to create a tenancy in common among the parties, M&R LAND CO., LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and hereby transfers and conveys unto MICHAEL J. NACARATO, JR. ("Grantee") an undivided sixty-six and 7/10 percent (66.7%) interest as tenant in common with Grantor, Grantee's heirs and assigns in all of Grantor's right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is unimproved real property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me this 23rd day of December, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
1-3-2022

JAN MINSHALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
Commission Expires JAN. 3, 2022

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on this the 23rd day of December, 2019.

GRANTOR:

M&R LAND CO., LLC

BY: Michael J Nacarato
Name: Michael J. Nacarato, Jr.
Title: Manager

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public, Michael J. Nacarato, Jr., with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Manager of M&R LAND CO., LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS MY HAND, at office this 23rd day of December, 2019.

Jan Minshall
NOTARY PUBLIC

MY COMMISSION EXPIRES:
1-3-22

JAN MINSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

EXHIBIT "A"
LEGAL DESCRIPTION

BEING land situated in the 2nd Council District of Davidson County, Tennessee, and being more particularly described as follows:

Commencing at the intersection of Lane Drive and Whites Creek Pike, thence in a northwesterly direction, an approximate distance of 1520 feet to an in iron rod set along the southwesterly margin of Whites Creek Pike, said rod being the point of beginning for the herein described land;

thence leaving said margin and along a new partition for the following 2 calls, South 57 degrees, 12 minutes, 55 seconds West, a distance of 1,026.33 feet to a point;

thence South 05 degrees, 56 minutes, 15 seconds West, a distance of 299.84 feet to a point along the northerly line of Section 3 of Haynes Manor, of record in Plat Book 4175, Page 11, R.O.D.C.,TN;

thence along said northerly line, North 84 degrees, 03 minutes, 33 seconds West, a distance of 338.43 feet to a point;

thence with Section 1 of Royal Garden Estates, of record in Plat Book 3700, Page 29, R.O.D.C., TN, North 84 degrees, 21 minutes, 43 seconds West, a distance of 387.51 feet to a point;

thence North 84 degrees, 12 minutes, 05 seconds West, a distance of 154.80 feet to an uncapped ½" iron rod;

thence with Section 1 of Ewing Valley, of record in Plat Book 4300, Page 167 and Section 2 of Ewing Valley, of record in Plat Book 4300, Page 184, R.O.D.C.,TN, North 29 degrees, 11 minutes, 48 seconds East, a distance of 510.37 feet to an uncapped 5/8" iron rod;

thence North 60 degrees, 45 minutes, 10 seconds West, a distance of 143.73 feet to a ½" iron rod;

thence South 29 degrees, 18 minutes, 48 seconds West, a distance of 15.01 feet to a point;

thence North 60 degrees, 51 minutes, 59 seconds West, a distance of 94.39 feet to a point;

thence leaving said subdivision and with the line of BT-OH,LLC, of record in Instrument Number 20171005-0102522, R.O.D.C.,TN, North 67 degrees, 07 minutes, 12 seconds East, a distance of 1520.25 feet to a point along the southwesterly margin of Whites Creek Pike;

thence along said margin, South 41 degrees, 52 minutes, 40 seconds East, a distance of 502.92 feet to the point of beginning, having an area of 1,066,377.4 square feet or 24.48 acres of land.

BEING a portion of the property conveyed to M & R Land Co., LLC, by a deed from Ewing's Creek, LLC, of record as Instrument No. 20180611-0055710, Register's Office for Davidson County, Tennessee.