This instrument prepared by:
Jackson M. Welch, Jr., Esq.
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 356782 DEEDQC
02/11/2020 02:34:52 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200211-0015705

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn before me on this 31 day of January, 2020.

Notary Public
My Commission expires: 11-17-23

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:
Danco Property Investments, LLC
2021 Lynnwood Drive
Franklin, TN 37069

Send Tax Bills To:
Same as New Owner

Map-Parcel:
156-00-0-112.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local tax consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent," or in any capacity other than drafter of this instrument.

QUITCLAIM DEED

For and in consideration of the sum of Ten and NO/100 dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Trendmark Construction, LLC**, a Tennessee limited liability company ("Grantor") does hereby grant, transfer, release, remise and forever quitclaim unto **Danco Property Investments, LLC**, a

Tennessee limited liability company ("Grantee"), its successors and assigns, forever, Fifty and NO/100 percent (50.0%) of Grantor's right, title, and interest in and to a certain tract of land situated in Davidson County, Tennessee, with said tract of land being more particularly described as follows:

Land in the Ninth Civil District of Davidson County, Tennessee, being Tract No. 2 on the Survey of the John T. Marler Tracts made by C. K. McLemore dated December, 1979 (being a portion of property formerly described as a part of Tract No. 6 in the partition of the J. H. Wright "Belleview Farm", and being more particularly described as follows:

Beginning at an iron post in the east margin of Old Harding Road at the northwest corner of the Hutton tract as described in Book 731, page 560, said Register's Office, thence with her north line, South 84 deg. 00 min. East 391.0 feet to an iron post, her northeast corner, thence South 6 deg. 00 min. West 210.0 feet with her east fence line to an iron post, thence a new staked line South 84 deg. 00 min. East 798.0 feet to the center line of Trace Creek, the west line of Rice, thence with said creek following closely the center line North 15 deg. 59 min. West 444.9 feet, more or less, to the approximate center of the Harpeth River, thence North 74 deg. 37 min. West 62 feet, more or less with said center line thence leaving said center line with the following three new staked lines, South 6 deg. 00 min. West 205.4 feet, more or less, to an iron post, North 77 deg. 00 min. West 350.0 feet to an iron post and North 84 deg. 00 min. West 615.0 feet to an iron post in the east margin of Old Harding Road, thence with said east margin, South 6 deg. 00 min. West 50.0 feet to the point of beginning and containing 5.08 acres, more or less.

There is also conveyed to said Grantee, his heirs and assigns, a nonexclusive easement for the installation, maintenance, and operation of a gravity sewer line; said easement is 25 feet wide, the centerline of which begins at the southeast corner of tract 1 on the within described survey and runs in a generally southerly direction crossing subject tract and tracts 3 and 4 on the within described survey, to a point in tract 5 on said survey terminating at the property conveyed to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, by instrument of record in Book 4760, page 804, said Register's Office, for the purpose on constructing and operating thereon a sewer lift station.

Being part of the same property conveyed to Trendmark Construction, LLC, by Warranty Deed from Wonnie Lynn Short Revocable Living Trust By: Wonnie L. Short, Trustee of record in Instrument No. 20150529-0049481, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 31st day of January, 2020.

GRANTOR:

Trendmark Construction, LLC,
A Tennessee limited liability company

By: Brent Hopper
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for this county and state, personally appeared **Brent Hopper**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Managing Member of Trendmark Construction, LLC, the within named bargainor, a limited liability company, and that he as such Managing Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Managing Member.

Witness my hand, at Franklin, Tennessee, this 31 day of January, 2020.

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11-17-20