ADDRESS OF GRANTEES:

Abigail D. Rike
Timothy J. Rockenbaugh
5057 Whites Creek Pk.
Nashville, TN 37189

PREPARED BY:

Joshua J. Phillips
117 East Main Street
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 356894 DEEDQC
02/12/2020 08:37:58 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200212-0015866

SEND TAX BILLS TO:

Same as above

MAP/PARCEL:

Map & Parcel 030 00 0 152.00
Map & Parcel 030 00 0 241.00
Map & Parcel 030 00 0 243.00

QUITCLAIM DEED

For good and valuable consideration, the sufficiency of which is agreed to and accepted, the undersigned, ABIGAIL RIKE, conveys and quitclaims unto ABIGAIL RIKE and husband, TIMOTHY ROCKENBAUGH, for the express purpose of creating a tenancy by the entirety, all right, title, and interest in and to the following described real property, to wit:

SEE ATTACHED EXHIBIT A

FURTHER BEING THE SAME PROPERTY CONVEYED TO ABIGAIL RIKE FROM JAKOB CHRISTENSEN AND STACEY LYNNE MELLING BY WARRANTY DEED, DATED DECEMBER 20, 2012, AND RECORDED ON JANUARY 3, 2013 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AT INSTRUMENT NO. 20130103-0000632.

Commonly known as 0 Whites Creek Pike, Nashville, Tennessee 37189

IN TESTIMONY WHEREOF, we have hereunto set ours signatures on this 6a day of February 2020.

ABIGAIL RIKE

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public in and for said County and State, ABIGAIL RIKE, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gallatin, Tennessee, this 6 day of February 2020.

Notary Public

My Commission Expires:11.22.2021

R. L. HUTCHISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A), this instrument is exempt from any and all transfer taxes as this is a conveyance for the purpose of creating a tenancy by the entirety.

Affiant

Sworn to and subscribed before me
this 6 day of February, 2020.

Notary Public

My Commission Expires: 11.22.2021

R. L. HUTCHISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

EXHIBIT "A"

Tract 1: (Map and Parcel: 030-152.00)

Being a tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey prepared by John B. Rainey dated December 8, 1975, and revised December 19, 1975 and further revised January 5, 1977, as follows:

Beginning at a point in the Northeasterly margin of White's Creek Pike, 210 feet North of the Northwesterly corner of the T.G. Scurlock property, as of record in Deed Book 4198, Page 177, Register's Office for said County; thence with the margin of White's Creek Pike, the following courses and distances: North 50 degrees 19' West 251.96 feet to a point; thence North 37 degrees 25' West 491.91 feet to a point; thence North 14 degrees 48'30" West 165.47 feet to a point; thence leaving said Pike North 65 degrees 48' East 602.66 feet to a point; thence North 14 degrees 48' 30" West 222.0 feet to a point; thence North 79 degrees 46' East 213.97 feet to a point; thence South 67 degrees 35'30" East 66.94 feet to a point; thence North 55 degrees 36' East 378.23 feet to a point; thence North 45 degrees 59' East 224.87 feet to a point; thence North 71 degrees 59' East 73.30 feet to a point; thence North 57 degrees 47' East 164.63 feet to a point; thence North 48 degrees 29'30" East 150.52 feet to a point; thence North 51 degrees 43' East 324.60 feet to a point; thence North 57 degrees 35'30" East 198.54 feet to a point; thence North 66 degrees 57' East 487.00 feet to a point in the line of the Julia Whitehead property, as of record in Book 469, Page 13, Register's Office for said County, the following courses and distances: South 75 degrees 58' East 143.00 feet to a point; thence South 62 degrees 28' East 198.00 feet to a point; thence South 49 degrees 13' East 180.0 feet to a point in the Bettie White property, as of record in Book 361, Page 243, said Register's Office; thence with said White property, South 60 degrees 28' East 285.0 feet to a point; thence continuing North 76 degrees 32' East 285.0 feet to a point in the N.G. Simons property, as of record in Book 4490, Page 732, said Register's Office; thence South 1 degree 32' West 825.0 feet to a point in the J.W. Hobbs property, as of record in Book 1972, Page 182; thence North 84 degrees 42' West 1735.33 feet to a point in the Walter L. Simpkins property, as of record in Book 4928, Page 209; thence with said Simpkins lands the following courses and distances: South 1 degree 17' West 239.0 feet to a point; thence South 21 degrees 58" East 478.0 feet to a point; thence South 43 degrees 28' West 165.0 feet to a point; thence South 56 degrees 17' West 231.0 feet to a point; thence South 81 degrees 32'30" West 363.0 feet to a point; thence South 63 degrees 01' 30" West 132.0 feet to an iron pin by a marked oak fence in the Northeasterly corner of the aforementioned T.G. Scurlock property; thence North 69 degrees 40'12" West 400.0 feet to a point; thence South 20 degrees 14'56" West 400.0 feet to the point of beginning, and containing 71.72 acres, more or less.

Included but expressly Excluded Therefrom are those lands described more fully in Book 6656, Page 760, Register's Office for Davidson County, Tennessee.

Tract 2: (Map and Parcel: 030-241.00)

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being part of the Old Garrison Lanier Farm, described according to a survey made by Lewis D. Justice, Surveyor, July 17, 1952, as follows:

Beginning at a point in the center of the White's Creek Pike at the Southeast corner of a 1200 acre tract conveyed to Mrs. Delia Buck; thence with the Eastern boundary line of said Buck property North 21 degrees 30' East 165 feet to a stone, the Northeast corner of said Buck property; thence with the Northern boundary line of said Buck property North 50 degrees 25' West 1,450 feet to an oak in the Southern boundary line of the property conveyed to Burton; thence with Burton's line North 63 degrees 30' East 132, North 82 degrees East 363 feet, North 56 degrees East 231 feet North 44 degrees East 165 feet to a chestnut and blackwood, North 27 degrees 30' West 478.5 feet to an oak, North 12 degrees East 231 feet to a chestnut and South 89 degrees East 430 feet to a stake; thence South 8 degrees 05' West 144 feet to a stake; thence South 28 degrees 15' East 269 feet to a stake; thence South 31 degrees

East 272 feet to a stake; thence South 33 degrees 15' East 235 feet to a stake; thence South 39 degrees 35' East 192 feet to a stake; thence South 37 degrees 10' East 142 feet to a stake; thence South 31 degrees 35' East 238 feet to a stake; thence South 39 degrees 15' East 170 feet to a stake; thence South 50 degrees East 262 feet to a stake; thence South 20 degrees 25' West 777 feet to a stake; thence South 33 degrees West 180 feet to the center of said White's Creek Pike; thence with the center of said Pike North 51 degrees 50' West 589 feet and North 69 degrees 45' West 218 feet to the beginning.

Included but expressly Excluded Therefrom are those lands described more fully in Book 5916, Page 578, Register's Office for Davidson County, Tennessee.

Also included in the above described Tract 1 and Tract 2 but expressly excluded are those parcels more particularly described in the following deeds: Book 9999, Page 100; Book 10068, Page 464; Book 10129, Page 252; Book 10155, Page 545; Book 10155, Page 549; Book 10226, Page 930; Book 10443, Page 638 and Book 11619, Page 517, all of record in the Register's Office for Davidson County, Tennessee.

Tract 1 and Tract 2: Being the same property conveyed by Warranty Deed from Gary L. Adams to Jakob Christensen and wife, Stacey Christensen (now known as Stacey Lynne Melling) as recorded on the 1st day of November, 2010 in Instrument No. 20101101-0087151, in the Register's Office of Davidson County, Tennessee.

Tract 3: (Map and Parcel: 030-243.00)

Land in the first councilmanic district of Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, license #823, dated October 9, 1996, and known as Job No. : 950130, as follows:

Beginning at an iron pin, said point of beginning being the Southeast corner of the William D. Hudson property of record in Book 6753, Page 162, RODC. Said point of beginning also being the Southwest corner of the herein described tract and the Northwest corner of tract #6 of the Gary Adams' property; thence, with Hudson's line, North 69° 58' 08" West 343.45 feet to a point; thence, leaving Hudson and with the line of J. H. Winchester of record in Book 9007, Page 745, RODC, the following calls: North 41° 12' 17" West 231.40 feet to a point; thence, North 45° 14' 35" East 128.74 feet to a point; thence, North 89° 02' 59" East 129.40 feet to a point; thence, South 64° 18' 52" East 212.19 feet to a point; thence, North 52° 38' 33" East 255.18 feet to a point; thence, North 37° 56' 49" East 230.47 feet to a point; thence, North 26° 08' 43" West 330.62 feet to a point; thence, North 41° 14' 18" West 256.52' to a point in the line of the James D. Burton property of record in Book 1726, Page 499, RODC; thence, with Burton's line, the following two calls: North 55° 36' 00" East 77.97 feet to a point; thence, North 45° 59' 00" East 224.87 feet to a point; thence, leaving the Burton line and severing the Adam's property of which this is a part, South 36° 53' 00" East 791.58 feet to an iron pin; thence, South 21° 21' 15" East 163.37 feet to an iron pin; thence, with the line of tract #5 of the Adams' property, South 07° 47' 38" West 227.44 feet to an iron pin; thence, South 58° 36' 24" West 192.49 feet to an iron pin; thence, South 77° 37' 09", West 452.49 feet to an iron pin: thence, South 34° 45' 19" West 44.19 feet to an iron pin; thence, leaving tract #5 and with the line of tract #6, the following two calls: South 34° 45' 19" West 55.00 feet to an iron pin; thence, South 48° 34' 28" West 44.89 feet to the point of beginning. Containing 14.15 acres, more or less.

This conveyance is subject to a 50 foot joint use Ingress-Egress and Utility Easement running along the Southerly and Southeasterly line of said tract which Grantors expressly reserve for use by themselves, their heirs and assigns.

Being the same property conveyed by Warranty Deed from Gary L. Adams et ux, Mary E. Adams to Jakob P. Christensen et ux, Stacey L. Christensen (now known as Stacey Lynne Melling) as recorded on the 16th day of October, 1996 in Deed Book 10226, Page 930, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Jakob Rex Christensen pursuant to a power of attorney executed by same on November 16, 2012 and recorded in Instrument No. 20121121-0107538, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictions filed for record including those listed in Book 756, page 142; Book 670, page 77; Book 10226, page 930; Book 10129, page 252; Book 10155, page 545; Book 10155, page 549; Book 11619, page 517 and Book 11329, page 136, Register's Office for Davidson County, Tennessee.