QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2055 N. Mt. Juliet Rd. Suite 202; Mt. Juliet, TN 37122
(Prepared Solely Based Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Requested or Given)

STATE OF TENNESSEE
COUNTY OF Wilson

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

S Nixon Pressley
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2020.

Mary Gail Porter
NOTARY PUBLIC

COMMISSION EXPIRES: 01-10-2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023
(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 378240 DEEDQC
03/26/2020 03:08:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20200326-0033086

From:
William R. Basham and Susan A. Basham, husband and wife

To:
S. Nixon Pressley, Trustee

From:
S Nixon Pressley, Trustee

To:
William R. Basham and Susan A. Basham, husband and wife

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
William R. Basham and Susan A. Basham 4005 Harding Place Nashville, TN 37215	Same as Owner	098 00 0 164.00 098 00 0 64.00 098 00 0 156.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand this date paid, and for the express purpose of making a re-conveyance to place of record survey legal descriptions dividing the property into 5 tracts each being equal to or in excess of 5.0 acres, We, **William R. Basham and Susan A. Basham, husband and wife, and Susan A. Basham, as successor in interest to William D. Akin, deceased, as his sole heir at law**, hereby convey, remise, release and quitclaims unto **S. Nixon Pressley, Trustee**, his successors and assigns, the following described tracts (parcels) of land in Davidson County, Tennessee:

Tract 1 (Parcel ID 098 00 0 164.00):

A tract of land, being the remainder of the Charles H. Cook & wife property situated in the 12th Councilmanic District of Davidson County, Tennessee, recorded in Book 5890, Page 661 and described according to an unrecorded survey by John D. McCormick, RLS# 674 as follows:
Beginning at an existing iron rod in the southern margin of John Hagar Road, said point being the northwesterly corner of the William Akin property recorded in Instrument 20050112-0004554, RODC, and being the northeasterly corner of the property herein described; thence along William Akin's westerly line as follows: S 8° 28' 50" E a distance of 272.81 feet to an existing iron rod, thence S 8° 30' 51" E a distance of 477.17 feet to an iron rod in fence line, said point being the northeasterly corner of the William Akin property recorded in Instrument 20140226-0016460, RODC; thence along William Akin's northerly line S 88° 06' 35" W a distance of 403.98 feet to an existing iron rod in the easterly line of the Kirby Walter, et ux property recorded in Book 4618, Page 589, RODC; thence N 1° 03' 54" W a distance of 649.71 feet to a point in the southerly margin of John Hagar Road, said point being the northeasterly corner of the Travis M. Ware property recorded in Instrument 20150129-0008492, RODC; thence along the southerly margin of John Hagar Road N 71° 28' 57" E a distance of 208.40 feet to a new iron rod; thence along a curve to the right with a radius of 2582.36 feet, a distance of 110.38 feet to the Point of Beginning and containing 5.74 acres, more or less.

Being the same property conveyed to William R. Basham and Susan A. Basham, husband and wife, by Warranty Deed from Charles H. Cook and Sharon A. Cook, husband and wife, dated November 19, 2015, recorded December 10, 2015 of record in Instrument No. 20151210-0124468, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5333 John Hagar Road, Mt. Juliet, Tennessee 37122.

Tract 2 (Parcel ID 098 00 0 064.00):

Land in the 12th Councilmanic District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the easterly margin of Earhart Road, said point being a common front corner on said road with certain parcel of property owned by Phillip Sutton in Instrument 0001252-000543 in the Register's Office for Davidson County, Tennessee. Thence running in a northerly direction along the margin of Earhart Road north 20' I' 53" east a distance of 107.01 feet to an iron rod thence continuing through said point and around a curve to the left with a radius of 533.63 feet a distance of 331.06 feet thence continuing along the margin of Earhart Road in a northerly direction north 15° 30' 51 " west a distance of 154.36 feet to a point thence continuing along said margin of Earhart Road north 16° 1' 49" west a distance of 273.29 feet to an iron post, said post being a common corner with certain real property owned by Kirby Walter of record in Book 4618, Page 589 in the Register's Office for Davidson County, Tennessee, thence continuing In an easterly direction along the common boundary with said Walter north 85° 2' 49" east a distance of 600.34 feet to an iron rod at a cedar tree thence running in a southerly direction south 4° 28' 25" east a distance of 397.17 feet to a post, thence continuing in a southerly direction south 5" 2' 30" east a distance of 468.32 feet to an iron rod, thence running in a westerly direction south 86° 58' 40" west a distance of 603.37 feet to a rod set on the margin of Earhart Road, said point being point of beginning.

This said description being taken from a survey prepared by John D. McCormick, surveyor, dated February 21, 2014, not of record containing 10.67 acres more or less.

Being the same property conveyed to William D. Akin by deed from Charles H. Cook, as Administrator of the Estate of Robert Lucian Cook, of record in Instrument No. 20141201-0109639, Register's Office for Davidson County, Tennessee.

This is improved property known as 3323 Earhart Road, Mt. Juliet, Tennessee 37122.

Tract 3 (Parcel ID 098 00 0 156.00):

Land in Davidson County, Tennessee being more particularly described pursuant to a boundary survey prepared by John D. McCormick dated February 4,2014, which survey reference is hereby made and being more particularly described as follows:

BEGINNING at the Northeastern corner of said tract, said point being a common corner with property currently owned by William D. Akin of record in Instrument 20050112-0004554 and Charles H. Cook of record in Instrument 5890 Page 661 in the Register's Office of Davidson County, Tennessee, thence continuing along the boundary with said William Akin as follows:

SOUTH 10° 10' 55" East a distance of 454.01 feet to an iron rod set in the common corner of the herein described tract previously identified as being owned by William Akin and a certain tract owned by B.E. Lane; thence continuing along said boundary of the Lane tract South 6° 12' 48" East a distance of 456.45 feet to an iron rod located in the boundary line of a tract owned by Wanda Baker, recorded in Instrument 20060112-0004970, in the Register's Office of Davidson County. Tennessee; thence running along the common boundary with said parcel owned by Baker and a parcel owned by Phillip Sutton of record in Instrument 00011252 0000543, South 86° 11' 21" West a distance of 459.35 feet to an iron rod; thence running along the common boundary with property owned by Robert Cook of record in Instrument 20110830-0067083 North 5° 2' 30" West a distance of 463.32 feet to an iron rod located and thence continuing through said post and along the common boundary with Cook and Kirby Walters of record in Instrument 4618 Page 589 in the Register's Office of Davidson County, Tennessee, along said boundary with Cook and Walters North 4° 18' 28" West a distance of 457.60 feet to an iron rod located in the common comer of the herein described tract and property owned by Charles Cook; thence running along the common boundary of property owned by Charles Cook North 88° 6' 33" East a distance of 403.98 feet to a point, said point being point of beginning.

This conveyance is subject to specific restrictions that no temporary shacks or basement houses or trailers will be permitted, only single family dwellings will be permitted and all dwellings shall have at least 900 square feet of livable floor space.

Being the same property conveyed to William D. Akin by deed from Charles H. Cook and wife, Sharon A. Cook, of record in Instrument No. 20140226-0016460, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 John Hagar Road, Mt. Juliet, TN 37122.

The said William D. Akin died intestate on March 2, 2019, leaving the within named Susan A. Basham as his sole heir at law, pursuant to which the said Susan A. Basham succeeded to sole ownership of the above-referenced Tracts 2 and 3 pursuant to the Tennessee law of intestate succession. See Affidavits of Heirship of record in Instrument No. 20190830-0088023 and Instrument No. 20190830-0088036, Register's Office for Davidson County, Tennessee.

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 **S. Nixon Pressley, 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 R. Basham and Susan A. Basham, husband and wife**, and their successors and assigns, the same property hereinabove described and set forth, however described by the legal descriptions set forth below pursuant to 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:

SEE EXHIBIT A FOR LEGAL DESCRIPTIONS OF LOTS 1 THROUGH 5
SEE ALSO EXHIBIT B—EARHART ROAD AT JOHN HAGAR ROAD LAYOUT EXHIBIT

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 25 day of March, 2020.

William R. Basham

S. Nixon Pressley, Trustee

Susan A. Basham

STATE OF TENNESSEE)
)
COUNTY OF ~~WILSON~~ Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Robert M.~~ William R. Basham and Susan A. Basham, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and in my presence affixed their signature to the within instrument, upon oath acknowledging that they did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 25 day of March, 2020.

My Commission Expires
October 2, 2023

Commission Expires: _____

Notary Public
Matt Ungerbuehler

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named S. Nixon Pressley, 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 Susan A Basham, freely and voluntarily, for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 26th day of March, 2020.

Commission Expires: 01-10-2023

Mary Gail Porter
Notary Public

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
COMMISSION EXPIRES JANUARY 10, 2023

EXHIBIT A

LEGAL DESCRIPTIONS OF LOTS 1 THROUGH 5

LOT 1 – from Parcel ID 098 00 0 164.00 (P/O)

Land situated in the 12th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being part of the William D. Akin property recorded in Instrument Number 20151210-0124468, and being more particularly described as follows:

Beginning at a point in the southern right-of-way of John Hagar Road, said point being the northeast corner of Travis Ware, Instrument #20150129-0008492; said point also being the northwest corner of Basham;

Thence with said right-of-way and with a curve to the right, having a radius of 4891.06 feet, and a length of 317.99 feet, and being subtended by a chord bearing North 82 degrees 16 minutes 39 seconds East a distance of 317.93 feet to the northwest corner of William Akin, Instrument #20050112-0004554;

Thence with the western line of Akin, South 00 degrees 36 minutes 59 seconds West a distance of 738.01 feet to a point;

Thence with a severance line, North 80 degrees 50 minutes 53 seconds West 402.05 feet to a point in the eastern line of a second tract owned by William Akin, Instrument #20181106-0109958;

Thence with eastern line of the second tract of Akin, North 8 degrees 23 minutes 33 seconds East 206.41 feet to the southeast corner of said Travis Ware;

Thence with the eastern line of Ware the following calls:

North 8 degrees 45 minutes 58 seconds East 115.40 feet;
North 5 degrees 29 minutes 19 seconds East 82.97 feet;

Thence North 8 degrees 26 minutes 06 seconds East 232.97 feet to the point of beginning, containing 244,593 Square Feet or 5.62 acres, more or less.

Lot 1 is improved property, containing the improvements formerly known as 5345 John Hagar Road, Mt. Juliet, TN 37122.

LOT 2 – from Parcel ID 098 00 0 064.00 (P/O), and 098 00 0 156.00 (P/O)

Land situated in the 12th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being part of the of the William D. Akin property, Instrument No. 20181106-0109958, Instrument #20141201-0109639 and Instrument #20140226-0016460, and being more particularly described as follows:

Commencing at a point in the eastern right-of-way of Earhart Road, said point being the northwest corner of Phillip Sutton, Deed Book 11252 Page 543; said point also being the southwest corner of William D. Akin;

Thence with said right-of-way the following calls:

North 31 degrees 05 minutes 58 seconds East 106.95 feet;

a curve to the left, having a radius of 514.56 feet, and a length of 331.48 feet, and being subtended by a chord bearing North 13 degrees 19 minutes 36 seconds East a distance of 325.78 feet;

Thence North 5 degrees 07 minutes 42 seconds West 56.37 feet to the true point of **beginning**;

Thence continuing with said right-of-way, North 5 degrees 07 minutes 42 seconds West 373.57 feet to the southwest corner of a second tract owned by William Akin, Instrument #20181106-0109958;

Thence leaving said right-of-way and with the southern line of the second tract of Akin, South 83 degrees 40 minutes 13 seconds East 602.47 feet to the southeast corner of the second tract of Akin;

Thence with a severance line the following calls:

South 83 degrees 40 minutes 13 seconds East 29.73 feet to a point;
South 6 degrees 17 minutes 51 seconds West 365.81 feet to a point;

Thence continuing with a severance line, North 83 degrees 42 minutes 09 seconds West 558.20 feet to the point of beginning, containing 217,828 Square Feet or 5.00 acres, more or less.

Lot 2 is improved property, containing the improvements formerly known as 3265 Earhart Road, Hermitage, TN 37076.

LOT 3 – from Parcel ID 098 00 0 164.00 (P/O), 098 00 0 156.00 (P/O) and 098 00 0 064.00 (P/O)

Land situated in the 12th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being part of the William D. Akin property recorded in Instrument Number 20151210-0124468, and part of the William D. Akin property, Instrument #20141201-0109639 and Instrument #20140226-0016460, and being more particularly described as follows:

Commencing at a point in the eastern right-of-way of Earhart Road, said point being the northwest corner of Phillip Sutton, Deed Book 11252 Page 543; said point also being the southwest corner of William D. Akin;

Thence with said right-of-way the following calls:

North 31 degrees 05 minutes 58 seconds East 106.95 feet;
a curve to the left, having a radius of 514.56 feet, and a length of 331.48 feet, and being subtended by a chord bearing North 13 degrees 19 minutes 36 seconds East a distance of 325.78 feet;

Thence North 5 degrees 07 minutes 42 seconds West 5.36 feet to the true point of **beginning**;

Thence continuing with said right-of-way, North 5 degrees 07 minutes 42 seconds West 51.01 feet to a point;

Thence leaving said right-of-way and with a severance line the following calls:

South 83 degrees 42 minutes 09 seconds East 558.20 feet to a point;
North 6 degrees 17 minutes 51 seconds East 365.81 feet to a point;

Thence North 83 degrees 40 minutes 13 seconds West 29.73 feet to the southeast corner of a second tract owned by William Akin, Instrument #20181106-0109958;

Thence with the eastern line of the second tract of Akin, North 8 degrees 08 minutes 40 seconds East 59.78 feet to a point;

Thence continuing with the eastern line of the second tract of Akin, North 8 degrees 23 minutes 33 seconds East 11.98 feet to a point;

Thence leaving the eastern line of the second tract of Akin and with a severance line, South 80 degrees 50 minutes 53 seconds East 402.05 feet to a point in the western line of a third tract owned by William Akin, Instrument #20050112-0004554;

Thence with the western line of the third tract owned by Akin, South 0 degrees 36 minutes 59 seconds West 11.63 feet to a point;

Thence continuing with the western line of the third tract owned by Akin, South 0 degrees 52 minutes 25 seconds West 454.13 feet to the southwest corner of the third tract owned by Akin, said point also being the northwest corner of B. E. Lane, Deed Book 1077 Page 647;

Thence with the western line of Lane, South 4 degrees 50 minutes 30 seconds West 3.85 feet to a point;

Thence with a severance line, North 83 degrees 42 minutes 09 seconds West 966.45 feet to the point of beginning, containing 218,517 Square Feet or 5.02 acres, more or less.

Lot 3 is unimproved property with road access to Earhart Road.

LOT 4 from Parcel ID 098 00 064.00 (P/O) and 098 00 156.00 (P/O)

Land situated in the 12th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being part of the William D. Akin property, Instrument #20141201-0109639 and Instrument #20140226-0016460, and being more particularly described as follows:

Commencing at a point in the eastern right-of-way of Earhart Road, said point being the northwest corner of Phillip Sutton, Deed Book 11252 Page 543; said point also being the southwest corner of William D. Akin;

Thence with said right-of-way, North 31 degrees 05 minutes 58 seconds East 54.33 feet to the true point of **beginning**;

Thence continuing with said right-of-way the following calls:

North 31 degrees 05 minutes 58 seconds East 52.62 feet to a point;
a curve to the left, having a radius of 514.56 feet, and a length of 331.48 feet, and being subtended by a chord bearing North 13 degrees 19 minutes 36 seconds East a distance of 325.78 feet;

Thence North 5 degrees 07 minutes 42 seconds West 5.36 feet to a point;

Thence leaving said right-of-way and with a severance line the following calls:

South 83 degrees 42 minutes 09 seconds East 555.31 feet to a point;
South 6 degrees 17 minutes 51 seconds West 395.52 feet to a point;

Thence North 81 degrees 55 minutes 15 seconds West 616.49 feet to the point of beginning, containing 217,599 Square Feet or 5.00 acres, more or less.

Lot 4 is improved property, containing the improvements formerly known as 3323 Earhart Road, Hermitage, TN 37076.

LOT 5 from Parcel ID 098 00 0 156.00 (P/O) and 098 00 0 064.00 (P/O)

Land situated in the 12th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being part of the William D. Akin property, Instrument #20141201-0109639 and Instrument #20140226-0016460, and being more particularly described as follows:

Beginning at a point in the eastern right-of-way of Earhart Road, said point being the northwest corner of Phillip Sutton, Deed Book 11252 Page 543; said point also being the southwest corner of William D. Akin;

Thence with said right-of-way, North 31 degrees 05 minutes 58 seconds East 54.33 feet to a point;

Thence with a severance line the following calls:

South 81 degrees 55 minutes 15 seconds East 616.49 feet to a point;
North 6 degrees 17 minutes 51 seconds East 395.52 feet to a point;

Thence South 83 degrees 42 minutes 09 seconds East 411.14 feet to a point in the western line of B. E. Lane, Deed Book 1077 Page 647;

Thence with the western line of Lane, South 4 degrees 50 minutes 30 seconds West 451.10 feet to the southwest corner of Laine, said point being in the northern line of KDS Investment Group, GP, Instrument #20160331-10030671;

Thence with the northern line of KDS, North 82 degrees 39 minutes 44 seconds West 259.78 feet to the northwest corner of KDS, said point also being the northeast corner of Phillip Sutton;

Thence with the north line of Sutton, North 83 degrees 10 minutes 27 seconds West 199.47 feet to a point;

Thence continuing with the north line of Sutton, North 81 degrees 55 minutes 15 seconds West 602.68 feet to the point of beginning, containing 217,866 Square Feet or 5.00 acres, more or less.

Lot 5 is unimproved property with road access to Earhart Road.

EXHIBIT B
EARHART ROAD AT JOHN HAGAR ROAD LAYOUT EXHIBIT

CSDG
Planning | Engineering
Landscape Architecture

EARHART ROAD AT JOHN HAGAR ROAD
LAYOUT EXHIBIT
PN:19-114-01 | D:02.17.2020



N

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SCALE: 1"=200'

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Ernest D. Bennett III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

