Karen Johnson Davidson County
Batch# 382833 DEEDQC
04/08/2020 08:54:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200408-0036832

THIS INSTRUMENT PREPARED BY:	PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL #'S:
Matthew W. Barnes, Esq. Burr & Forman LLP 420 North 20th Street, Suite 3400 Birmingham, Alabama 35203 **WHEN RECORDED RETURN TO:** _____ _____ _____ _____ Attention: _____	James Donald Meadows Mark Steven Meadows _____ _____ _____	5758 River Road Nashville, TN 37209	James Donald Meadows Mark Steven Meadows 5758 River Road Nashville, TN 37209 _____ _____	102-00-0-010.00

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 3rd day of March, 2020, by and between **CROWN CASTLE GT COMPANY LLC**, a Delaware limited liability company, whose address is 2000 Corporate Drive, Canonsburg, Pennsylvania 15317 (hereinafter "**Grantor**"), **JAMES DONALD MEADOWS and MARK STEVEN MEADOWS**, whose address is 0 River Road, Nashville, Tennessee 37209 (hereinafter collectively "**Grantee**");

WITNESSETH:

THAT for and in consideration of Ten Dollars and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby quitclaim, bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee (the "**Property**") to-wit:

All of that certain real estate described in **Exhibit "A"** attached hereto and incorporated herein by this reference; provided, however, Grantor hereby reserves the following described easement for ingress, egress and utilities being 20 feet wide and partially described in Deed Book 2812, page 546, and Deed Book 4942, page 670, in said Register's Office, said easement lying east of and adjacent to the following described line: Beginning at a 1/2 inch iron rod marking the commencing point of the above described tract; thence North 08 degrees 31 min.

38 sec. East 1514.63 feet along said east line of the Tarkington land, to a 5/8 inch iron rod. .

This being a portion of the same real estate conveyed to Grantor by Deed dated April 1, 2000 and of record as Instrument No. 20010605-0058398 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property unto Grantee, so that neither said Grantor, nor any other person or persons claiming under Grantor, shall at any time claim or demand any right, title, or interest to the Property or its appurtenances or any rights thereof.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer on this the day and year first above written.

GRANTOR:

CROWN CASTLE GT COMPANY LLC,
a Delaware limited liability company

By: _____
Name: Kelly Stoner
Title: Real Estate Manager

STATE OF PENNSYLVANIA)
COUNTY OF WASHINGTON)

Personally appeared before me, Alexis Hughes, a Notary Public in and for said State and County, **Kelly Stoner**, as **Real Estate Manager** of **CROWN CASTLE GT COMPANY LLC**, a Delaware limited liability company, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing Quitclaim Deed for the purposes therein contained.

WITNESS my hand and seal at office, on this 3 day of March, 2020

_____
Notary Public

My Commission Expires: 2-6-2023

(Notary Seal)

Commonwealth of Pennsylvania - Notary Seal
Alexis Hughes, Notary Public
Washington County
My commission expires February 6, 2023
Commission number 1345835
Member, Pennsylvania Association of Notaries

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 3 day of March, 2020

Notary Public

My Commission Expires: 2-6-2020

Commonwealth of Pennsylvania - Notary Seal
Alexis Hughes, Notary Public
Washington County
My commission expires February 6, 2023
Commission number 1345835
Member, Pennsylvania Association of Notaries

#

(For Recording Data Only)#

43047258 v1
BU# 814332; Charlotte Pike 1

202004080036832

EXHIBIT "A"
Description Of Real Estate

TRACT A:

All that tract or parcel of land lying in the 23rd Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described as follows:

Commencing at a 1/2 inch iron rod on the north right of way line of River Road, approximately 1280 feet west of Charlotte Pike (Highway 70), said iron rod marks the southeast corner of the land of Bertrand L. Tarkington, as recorded in Will Book 0159, page 785, in the Court Clerk's Office of Davidson County, Tennessee, and the southwest corner of the land of James D. Meadows, et ux, as recorded in Deed Book 4942, page 670, in the Register's Office of Davidson County, Tennessee; thence North 08 degrees 31 min. 38 sec. East (bearings based on astronomic north) 580.31 feet along the east line of said Tarkington land and along the west line of said Meadows land, to a 5/8 inch iron rod marking the Point of Beginning of the subject tract; thence continuing North 08 degrees 31 min. 38 sec. East 934.32 feet along said east line of the Tarkington land to a 5/8 inch iron rod; thence South 81 degrees 28 min. 22 sec. East 318.22 feet to a 5/8 inch iron rod on the west line of the land of B. B. Doubleday, Jr., as recorded in Deed Book 6262, page 986, in said Register's Office; thence South 13 degrees 39 min. 52 sec. West 930.95 feet along said west line of the Doubleday land to a 5/8 inch iron rod; thence North 83 degrees 12 min. 25 sec. West 234.97 feet to the point of beginning, containing 5.9056 acres as shown on a survey dated December 5, 1990, by Espey, Huston & associates, Inc. and certified by John Thomas Darnall, RLS #1571, 441 Donelson Pike, Suite 320, Nashville, TN 37214.

Being part of the same property conveyed to CROWN CASTLE GT COMPANY LLC, a Delaware limited liability company, by deed dated April 1, 2000 from GTE MOBILNET OF NASHVILLE INCORPORATED, a Washington corporation (successor by name change to Contel Cellular of Nashville, Inc., successor as sole remaining partner upon dissolution of Nashville Cellular Telephone Company, a partnership) of record in Instrument No. 20010605-0058398, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

