# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MAR., 2019. 2020

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2021

Karen Johnson Davidson County
Batch# 385710 DEEDQC
04/14/2020 02:48:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200414-0039091

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER |
|---|---|---|
| **Onnie Isaac Kirk, Jr & Margienell Elizabeth See Kirk** | **NEW OWNER** | |
| (NAME) | (NAME) | 02100005900 |
| **3715 Stevens Lane** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville TN 37218** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Family Foundation Fund, Inc., a Tennessee not-for-profit corporation ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Onnie Isaac Kirk, Jr & Margienell Elizabeth See Kirk , ("Grantee") thier successors and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Beginning at an iron pin set at the northwest corner of resubdivided Tract 3, said point being in the south right-of-way of Clarksville Highway; thence along the boundaries of resubdivided Tract 3 as follows S 14° 35' 30" W a distance of 637.04' to an iron pin set; thence S 67° 54' 30" E a distance of 269.57' to an iron pin set; thence S 07° 55' 02" W a distance of 640.00' to an iron pin set at the northeast corner of resubdivided Tract 2B; thence along the north line of resubdivided Tract 2B S 86° 32' 46" W a distance of 466.63' to an iron pin set at the northwest corner of resubdivied Tract 2B and in the east line of resubdivided Tract 1B; thence along the boundaries of resubdivided Tract 1B as follows: N 16° 25' 51" E a distance of 449.30' to an iron pin set; thence S 75° 24' 30" E a distance of 51.76' to an iron pin set; thence N 14° 35' 30" E a distance of 948.50' to an iron pin set in the south right-of-way of Clarksville Highway; thence along said right-of-way S 75° 56' 14" E a distance of 50.00' to the point of beginning ; containing 7.00 acres more or less.

Tract 2A includes a 50' wide ingress/egress easement, the centerline of said easement being described as follows: Beginning at a point in the south line of Tract 3, said point being S 67° 54' 30" E a distance of 50.00' from the most westerly southwest corner of Tract 3, thence S 52° 42' 40" W a distance of 161.30' to a point in the east line of Tract 1B, said point being S 14° 35' 30" W a distance of 770.00' from the northeast corner of Tract 1B.

Tract 2A also includes a 50' wide ingress/egress easement which encompasses the full width of Tract 2A from the south right-of-way of Clarksville Highway to a point S 14° 35' 30" W a distance of 550.00' from said right-of-way.

BEING the same property conveyed to Family Foundation Fund, Inc. by Warranty Deed from Jeffrey and Jodi Richfield, of record at Instrument No. 20041217-0150570, Register's Office Davidson County, Tennessee.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

Said conveyance is subject to any and all easements, liens, and/or restrictions of record.

This property is known as: 6483 and 6485 Clarksville Pike, Joelton, TN 37080

Witness my hand this the 31st day of March, ~~2019.~~ 2020

Family Foundation Fund, Inc.

David McClellan
Chairman

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David McClellan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Chairman of Family Foundation Fund, Inc., the within named bargainer, a not-for-profit corporation,, and that as such executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation in their role as Chairman.

Witness my hand and official seal this the 31st day of March, ~~2019.~~ 2020

Notary Public
My Commission Expires: 11-3-2020

GINGER E. RISER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020