Karen Johnson Davidson County
Batch# 397C75 DEEDQC
05/07/2020 02:57:07 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200507-0047872

This Instrument
Prepared By:

Dan E. Huffstutter
1211 Sixteenth Avenue South
Nashville, TN 37212
(615) 242-2000

QUITCLAIM DEED

This Quitclaim Deed, executed as of the 1st day of May 2020, at Nashville, Davidson County, Tennessee, by Grantors, Alex Harlan Huffstutter and Meghan A. Huffstutter, to Grantees, Dan E. Huffstutter and Alex Harlan Huffstutter.

Witnesseth:

That Grantors have this day transferred and conveyed unto the Grantees, to have and to hold to themselves, and to their assigns and successors forever, a certain tract or parcel of land situated in the 1st Council District Davidson County, Tennessee, more particularly described as follows to wit:

SEE ATTCHED EXHIBIT "A" LEGAL DESCRIPTION

Being the same property conveyed to Alex Harlan Huffstutter and Meghan A. Huffstutter and by warranty deed of record as instrument number 20190430-0039900 in the Register of Deed's Office for Davidson County, TN.

In Witness Whereof, Grantors has executed this Deed as of the date and at the place first above written.

Alex Harlan Huffstutter

Meghan A. Huffstutter

State of Tennessee)
County of Davidson)

Before me, the undersigned notary public of the state and county aforesaid, personally appeared, Alex Harlan Huffstutter and Meghan A. Huffstutter and, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 1st day of May 2020.

Dawn E. Wright
Dawn E. Wright, Notary Public
My Commission Expires: May 5, 2020

DAWN E. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Name and Address of Property Owner:	**Person Responsible For Payment of Property Taxes:**	**Parcel ID Numbers**
Dan E. Huffstutter Alex H. Huffstutter 791 Greeley Drive Nashville, TN 37205	Dan E. Huffstutter Alex H. Huffstutter 791 Greeley Drive Nashville, TN 37205	06800002300 06800002400 06800004300

State of Tennessee)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Dan E. Huffstutter, Affiant

Sworn to and subscribed before me 1st day of May 2020

Dawn E. Wright, Notary Public

My Commission Expires:
May 5, 2020

DAWN E. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Tract 1:

Said tract being generally located as South of Ashland City Highway, West of WWCR Avenue, North of Tennessee Central Railroad (now R.J. Corman Railroad), and East of Old Hydes Ferry Pike, and being more particularly described as follows:

Beginning at an Iron Rod [Elliott] at the point of intersection of the Southern right-of-way of Ashland City Highway (104' R.O.W.) and the Western right-of-way of WWCR Avenue (Variable R.O.W.), said Iron Rod bearing Tennessee State Plane Coordinates (NAD83) of North: 684905.21, and East: 1704258.11;

Thence with said Western right-of-way of WWCR Avenue the following calls: South 54 deg. 10 min. 40 sec. East for a distance of 41.20 feet to a point;

Thence South 22 deg. 54 min. 25 sec. East for a distance of 59.69 feet to a point;

Thence South 35 deg. 30 min. 19 sec. East for a distance of 65.81 feet to a point;

Thence South 58 deg. 10 min. 59 sec. East for a distance of 61 .39 feet to a point;

Thence South 75 deg. 25 min. 40 sec. East for a distance of 18.04 feet to an Iron Rod [Elliott], said Iron Rod being the Northwest corner of the WNQM, Inc property as of record in Book 6222, Page 67, Register' s Office, Davidson County, Tennessee;

Thence leaving said Western right-of-way of WWCR Avenue and with the Western line of the WNQM, Inc property South 26 deg. 33 min. 28 sec. West for a distance of 81.16 feet to an Iron Rod [Elliott] in the Northern right-of-way of the Tennessee Central Railroad (now R.J. Corman Railroad) (Variable R.O.W.);

Thence leaving said WNQM, Inc property and with said Northern right-of-way of the Tennessee Central Railroad (now R.J. Corman Railroad), North 87 deg. 00 min. 41 sec. West for a distance 91 .72 feet to a point;

Thence North 89 deg. 12 min. 28 sec. West for a distance of 213.50 feet to a point;

Thence North 89 deg. 28 min. 06 sec. West for a distance of 490.40 feet to an Iron Rod [Elliott] in the Eastern right-of-way of Old Hydes Ferry Pike (Variable R.O.W.), said Iron Rod also bearing Tennessee State Plane Coordinates (NAD83) of North: 684675.32 and East; 1703590.87;

Thence leaving said Northern right-of-way of the Tennessee Central Railroad (now R.J. Corman Railroad) and with the Eastern right-of-way of Old Hydes Ferry Pike, North 47 deg. 43 min. 59 sec. East for a distance of 73.19 feet to an Iron Rod [Elliott];

Thence North 15 deg. 06 min. 13 sec. East for a distance of 89.77 feet to an Iron Rod [Elliott] in said South right-of-way of Ashland City Highway;

Thence leaving said Eastern right-of-way of Old Hydes Ferry Pike and with said South right-of-way of Ashland City Highway, North 78 deg. 59 min. 49 sec. East for a distance of 61.00 feet to a point;

Thence with a curve to the right having a radius of 9797.66 feet, a delta of 01 deg. 06 min. 36 sec., a chord bearing of North 79 deg. 33 min. 02 sec. East a chord distance of 189.81 feet, for a distance of 189.81feet to a point;

Thence with a curve to the right having a radius of 5435.02 feet, a delta of 03 deg. 39 min. 12 sec., a chord bearing of North 82 deg. 02 min. 57 sec. East a chord distance of 346.49 feet, for a distance of 346.55 feet to the **Point of Beginning**, containing 138,015 square feet or 3.168 acres more or less.

The above description was written from a boundary survey performed by Client Elliott Survey, dated May 8, 2017, Jason A. Garrett TN RLS # 2861. Tract is known as 4761 Ashland City Highway, parcel ID # 06500002400.

Included within the Tract 1 legal description is an ingress/egress easement being more particularly described as follows:

Beginning at an iron rod (new) at the Southeastern intersection of the rights-of-way of Ashland City Highway and Old Hydes Ferry Pike and being the Northwest Corner of Tract 1, of which this ingress and egress easement is a part, and having Tennessee State Plane Coordinates of Northing: 684811.22, Easting: 1703668.42;

Thence with the right-of-way of Old Hydes Ferry Pike South 15 deg. 06 min. 13 sec. West a distance of 77.85 feet to the Point of Beginning, and having Tennessee State Plane Coordinates of Northing: 684736.05, Easting: 1703648.13;

Thence leaving said right-of-way South 52 deg. 30 min. 13 sec. East a distance of 29.26 feet to a point;

Thence South 13 deg. 59 min. 40 sec. East a distance of 45.11 feet to a point on the Northern right-of-way of the Tennessee Central Railroad (now R.J. Corman Railroad);

Thence along said railroad right-of-way North 89 deg. 28 min. 06 sec. West a distance of 30.99 feet to a point;

Thence leaving railroad right-of-way North 13 deg. 59 min. 40 sec. West a distance of 26.86 feet to a point;

Thence North 52 deg. 30 min. 13 sec. West a distance of 17,67 feet to a point on the Easterly right-of-way of Old Hydes Ferry Pike;

Thence with said right-of-way North 47 deg. 43 min. 59 sec. East a distance of 19.29 feet to an iron rod (new);

Thence continuing with said right-of-way North 15 deg. 06 min. 13 sec. East a distance of 11.92 feet to the **beginning** and containing 1,721 square feet, or 0.040 acres more or less.

The above description was written from a survey performed by Client Elliott Survey, dated May 8, 2017, Jason A. Garrett TN RLS # 2861.

Tract 2:

Beginning at an iron rod set on the Southerly right-of-way line of Ashland City Highway or State Route 12, 104 feet in width, at the intersection with the Northerly right-of-way line of The Nashville and Western Railroad (now R.J. Corman Railroad), 50 feet from the centerline;

Thence with the Southerly right-of-way line of Ashland City Highway, North 79 deg. 06 min. 24 sec. East 422.76 feet to an iron rod set at the intersection with the Westerly right-of-way line of Old Hydes Ferry Pike, width varies;

Thence with the Westerly right-of-way line of Old Hydes Ferry Pike, South 31 deg, 54 min. 04 sec. East 94.78 feet to an iron rod set at the intersection with said Nashville and Western Railroad (now R.J. Corman Railroad);

Thence with the Northerly right-of-way line of Nashville and Western Railroad (now R.J. Corman Railroad) for the following calls: North 89 deg. 28 min. 58 sec. West 320.66 feet to a point with a curve to the left having a radius of 3505.78 feet, a curve length of 144.62 feet and a chord bearing and distance of South 89 deg. 04 min. 51 sec. West 144.61 feet to the point of **beginning**, containing 18,051 square feet or 0.414 acres more or less.

The above description was written from a survey performed by Client Elliott Survey, dated May 8, 2017, Jason A. Garrett TN RLS # 2861. Tract is known as 0 Ashland City Highway, parcel ID # 06500002300.

Tract 3:

Beginning at a nail set in the center of Old Hydes Ferry Pike, no right-of-way width found, at a corner common with the property conveyed to Rudy Family Limited Partnership (TN Sec. of State control # 000647212) of record in Instrument Number 20170821-0085450 in the Register's Office for Davidson County, Tennessee;

Thence with the center of Old Hydes Ferry Pike for the following calls: North 78 deg. 59 min. 21 sec. East 121.22 feet North 73 degs 50 min. 16 sec. East 117.59 feet to an existing nail with a Donlon washer at a corner common with the property conveyed to Kenneth M. Brown of record in Instrument Number 20060307-0026569;

Thence, leaving the centerline of Old Hydes Ferry Pike with a line common with said Kenneth M. Brown for the following calls: South 15 deg. 08 min. 38 sec. East 78.46 feet to an iron rod with a Donlon cap South 69 deg. 01 min. 11 sec. East 52.90 feet, South 13 deg. 09 min. 09 sec. East 41.36 feet, South 23 deg. 06 min. 30 sec. East 38.98 feet, South 81 deg. 57 min. 30 sec. East 61.40 feet, North 05 deg. 57 min. 24 sec. East 62.54 feet, North 21 deg. 42 min. 28 sec. East 60.73 feet North 07 deg. 23 min. 03 sec. East 69.84 feet to existing nail with a Donlon washer in the center of Old Hydes Ferry Pike;

Thence with the center of Old Hydes Ferry Pike for the following calls: South 75 deg. 55 min. 52 sec. East 51.59 feet with a curve to the left having a radius of 302.79 feet, a curve length of 107.99 feet and a chord bearing and distance of South 86 deg. 14 min. 41 sec. East 107.42 feet with a curve to the left having a radius of 862.35 feet, a curve length of 214.09 feet and a chord bearing and distance of North 76 deg. 25 min. 32 sec. East 213.54 feet, North 69 deg. 18 min. 48 sec. East 308.73 feet with a curve to the

right having a radius of 695.58 feet, a curve length of 87.59 feet and a chord bearing and distance of North 72 deg. 55 min. 15 sec. East 87.53 feet to a nail set on the Southerly right-of-way line of CSX Railroad (now R.J. Corman Railroad), width varies;

Thence with the Southerly line of CSX Railroad (now R.J. Corman Railroad) for the following calls: South 0 deg. 34 min. 19 sec. West 9.79 feet, South 89 deg. 28 min. 58 sec. East 400.00 feet, North O deg. 34 min. 19 sec. East 25.00 feet, South 89 deg. 28 min. 58 sec. East 624.99 feet With a curve to the right having a radius of 1729.81 feet, a curve length of 106.86 feet and a chord bearing and distance of South 87 deg. 42 min. 47 sec. East 106.85 feet to an iron rod set at a corner common with the property conveyed to WNQM, Inc. of record in Book 6222, Page 67;

Thence with the Westerly line of said WNQM, Inc. for the following calls: South 15 deg. 34 min. 36 sec. West 325.23 feet to an iron rod set, South 02 deg. 32 min. 00 sec. West 725.09 feet plus or minus to the low water mark of the Cumberland River, passing an iron rod set as a witness point at 555.09 feet;

Thence with the meanders of the low water mark of the Cumberland River having a witness line starting at the witness point set at 555.09 feet; South 83 deg. 57 min. 11 sec. West 1487.61 feet to an iron rod set approximately 50.00 feet Northwest of the low water mark, on the Easterly line of the said property conveyed to Rudy Family Limited Partnership;

Thence with the Easterly line of Rudy Family Limited Partnership for the following calls: North 42 deg. 13 min. 51 sec. West 1015.82 feet to an iron rod set North 26 deg. 31 min. 42 sec. West 45.83 feet to the point of **beginning**; containing 1,771,611 square feet or 40.671 acres more or less.

The above description was written from a survey prepared by Clint Elliott Survey, dated April 23, 2019, stamped by G. Scott Carter TN RLS # 2391 and is known as 4723 Old Hydes Ferry Pike, parcel ID # 0650000400.