Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 15[illegible]
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

Pillar Title and Escrow, LLC

131 Donelson Pike

Nashville, Tennessee 37214

Address New Owner(s)
Vinay Daswani
316 WHITMAN CT
NOLENSVILLE, TN 37135

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
048-00-0-274.00

Karen Johnson Davidson County
Batch# 429748 **DEEDQC**
07/01/2020 12:11:12 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200701-0071323

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **JAMES M. SULLIVAN AND PAUL DOUGLAS SULLIVAN,** ("Grantor") does hereby quitclaim and convey unto **VINAY DASWANI** ("Grantees"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Williamson County, Tennessee and fully described in Exhibit A attached hereto

This is improved property known as **4837 CLARKSVILLE PIKE, WHITES CREEK, TN 37189.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th **day of** June, **20**20.

JAMES M. SULLIVAN

PAUL DOUGLAS SULLIVAN

STATE OF MA
COUNTY OF ESSEX

On the 9TH day of JUNE, 2020, before me the undersigned Notary Public of the State and County, appeared James M. Sullivan, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on the 9TH day of JUNE 2020.

My Commission Expires: 08-14-2020

NOTARY PUBLIC

PAUL B. LEWAN
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires Aug. 14, 2020

STATE OF MA
COUNTY OF Bristol

On the 5th day of June, 2020, before me the undersigned Notary Public of the State and County, appeared Paul Douglas Sullivan, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on the 5th day of June, 2020.

My Commission Expires: July 5, 2024

NOTARY PUBLIC

HOPE CROWLEY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
July 5, 2024

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer is **$1**.

AFFIANT

Subscribed and sworn to before me, this 30 day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Being a parcel of land situated in the 1st Council District of Davidson County Tennessee, said parcel being recorded in Instrument No. 20180815-0080853, in the Register of Deeds Office for Davidson County Tennessee (R.O.D.C.T), said parcel is a portion of Lot No. 2 of Florence Hereford Subdivision as shown in Plat Book 8200, Page 408, said parcel being generally located west of Buena Vista Pike, east of Lloyd Road, north of and partially adjacent to Dry Fork Road, south of and adjacent to Clarksville Pike, (41-A), (a 70-foot R.O.W.), said parcel being more particularly described as follows;

BEGINNING at a ½" iron rebar found in the south right of way of said Clarksville Pike, said rebar being the northeast corner of the Dexter O. Adams Property, (Inst. No. 20100212-0011025, R.O.D.C.T.), said rebar also being the northwest corner of said herein tract described; Thence leaving said Adams Property and with south right of way of said Clarksville Pike, **South 51°25'59" East, 1080.04 feet** to a 5/8" iron rebar set with TTL cap; Thence leaving said Clarksville Pike and on a curve to the right having a **radius of 25.00 feet, a delta of 90°00'03", an arc length of 39.27, a chord bearing of South 06°25'57" East, for a chord distance of 35.36 feet** to a 5/8" iron rebar set with TTL cap in the north right of way of Dry Fork Road; Thence with right of way of said Dry Fork Road and on a curve to the right having a **radius of 90.65 feet, a delta of 58°39'42", an arc length of 92.81, a chord bearing of South 77°57'41" West, for a chord distance of 88.81 feet** to a 5/8" iron rebar set with TTL cap in the north right of way of Dry Fork Road; Thence continuing with said Dry Fork Road, **North 71°02'24" West, 60.14 feet** to a 5/8" iron rebar set with TTL cap in the north right of way of Dry Fork Road; Thence continuing with said Dry Fork Road, **North 18°52'41" East, 20.00 feet** to a 5/8" iron rebar set with TTL cap in the north right of way of Dry Fork Road; Thence continuing with said Dry Fork Road, **North 71°07'16" West, 52.70 feet** to a point in creek; Thence leaving said Dry Fork Road and with said creek and along the northerly property lines of the following property owners respectively, Charles L. Mays Etux, Deed Book 5499, Page 927, (R.O.D.C.T.), Robert Alan Pasinger Etux, Deed Book 8682, Page 612, (R.O.D.C.T.), David Pegram, Inst. No. 20190521-0047697, (R.O.D.C.T.), Mary Gaston, Inst. No. 20171109-0115492, (R.O.D.C.T.), and Carrie Belle and Christopher Elkton Reeves, Inst. No. 20150924-0097016, (R.O.D.C.T.), for the next (9) nine calls to points in creek: **North 22°24'12" West, 9.42 feet** to a point; **North 36°25'07" West, 39.23 feet** to a point; **North 55°40'42" West, 17.94 feet** to a point; **North 60°12'24" West, 201.63 feet** to a point; **North 52°53'16" West, 138.56 feet** to a point; **North 35°07'13" West, 133.13 feet** to a point; **North 41°18'11" West, 15.59 feet** to a point; **North 52°24'54" West, 111.19 feet** to a point; **North 68°58'39" West, 252.64 feet** to a point; Thence leaving said creek and with northerly line of said Carrie Belle and Christopher Elton Reeves, **South 88°56'18" West, 49.60 feet** to a 5/8" iron rebar set with TTL cap in the north right of way of said Dry Fork Road, said rebar being the southeast corner of said Dexter O. Adams Property, said rebar also being the southwest corner of herein tract described; Thence leaving said Dry Fork Road and with the east line of said Dexter O. Adams Property and the west line of said herein tract described, **North 38°26'26" East, 203.17 feet** to the point of beginning and containing **129,331.35 Square Feet or 2.96 Acres more or less.** Subject to any conveyances, restrictions, covenants, easements and right of ways both of and not of record. The above property description is based on a survey of the subject property done by Kenneth D. Church, (TTL USA – 5010 Linbar Drive – Suite # 153), TN RLS # 1004, dated May 26, 2020.

Being the same property conveyed to James M. Sullivan and Paul Douglas Sullivan by Deed from Ronald K. Nevin, Administrator for the Estate of Isiah Hereford of record in Book 11095, page 444, Register's Office for Davidson County, Tennessee, dated August 17, 1998 and recorded on September 02, 1998.

Being the same property conveyed to Vinay Daswani by Final Decree Confirming Sale deed from Clerk and Master of record in Instrument No. 20180815-0080853 Register's Office for Davidson County, Tennessee, dated July 20, 2018 and recorded on August 15, 2018.