Karen Johnson Davidson County
Batch# 438358 DEEDQC
07/15/2020 02:41:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200715-0077619

| Address New Owner: | Map-Parcel Number: | Send Tax Bills To: |
|---|---|---|
| Vulcan Lands, Inc.<br>c/o Vulcan Materials Company<br>1200 Urban Center Drive<br>Birmingham, AL 35242 | 101-00-0-109.00 | Vulcan Lands, Inc.<br>c/o Vulcan Materials Company<br>1200 Urban Center Drive<br>Birmingham, AL 35242<br>Attn: Indirect Tax Department |
| This instrument prepared by: Bradley Arant Boult Cummings LLP (EBH)<br>1600 Division Street, Suite 700, Nashville, TN 37203 | | |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JOHN LELAND DUGGER and BRADLEY SMITH DUGGER, as Co-Trustees for the benefit of William Clark Dugger under the Last Will and Testament of Nan B. Dugger dated October 11, 1995, and JOHN LELAND DUGGER and BRADLEY SMITH DUGGER, each an individual resident of the State of Tennessee (collectively, the "Grantor"), by these presents hereby sell, assign and quitclaim to VULCAN LANDS, INC., a New Jersey corporation (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain real property located in Nashville, Davidson County, Tennessee and more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 5847 River Road, Nashville, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[SIGNATURES ON FOLLOWING PAGE]

STATE OF TENNESSEE
COUNTY OF ~~Rhea~~ Davidson

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Affiant

Subscribed and sworn to before me this 19th day of June, 2020.

Notary Public
My Commission Expires: 7/6/2020

TENNESSEE NOTARY PUBLIC My Comm Exp. July 6, 2020 COUNTY OF DAVIDSON

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 19th day of June, 2020.

GRANTOR:

**John Leland Dugger**, Co-Trustee for the benefit of William Clark Dugger under the Last Will and Testament of Nan B. Dugger dated October 11, 1995

**Bradley Smith Dugger**, Co-Trustee for the benefit of William Clark Dugger under the Last Will and Testament of Nan B. Dugger dated October 11, 1995

**John Leland Dugger**, an individual resident of the state of Tennessee

**Bradley Smith Dugger**, an individual resident of the state of Tennessee

[Acknowledgments on following pages]

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, Alan C. Housholder, the undersigned, a Notary Public in and for said County and State, the within named **JOHN LELAND DUGGER**, as Co-Trustee for the benefit of William Clark Dugger under the Last Will and Testament of Nan B. Dugger dated October 11, 1995, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 14th day of June, 2020.

ALAN C. HOUSHOLDER TENNESSEE NOTARY PUBLIC My Comm Exp. July 6, 2020 COUNTY OF DAVIDSON

Notary Public

My Commission Expires:
7/6/2020

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, Alan C. Housholder, the undersigned, a Notary Public in and for said County and State, the within named **JOHN LELAND DUGGER**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 14th day of June, 2020.

ALAN C. HOUSHOLDER TENNESSEE NOTARY PUBLIC My Comm Exp. July 6, 2020 COUNTY OF DAVIDSON

Notary Public

My Commission Expires:
7/6/2020

[Acknowledgments continue on following page]

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, Alan C. Householder, the undersigned, a Notary Public in and for said County and State, the within named **BRADLEY SMITH DUGGER**, as Co-Trustee for the benefit of William Clark Dugger under the Last Will and Testament of Nan B. Dugger dated October 11, 1995, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 19th day of June, 2020.

ALAN C. HOUSEHOLDER NOTARY PUBLIC TENNESSEE My Comm Exp. July 6, 2020 COUNTY OF DAVIDSON

Notary Public

My Commission Expires:
7/6/2020

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, Alan C. Householder, the undersigned, a Notary Public in and for said County and State, the within named **BRADLEY SMITH DUGGER**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 19th day of June, 2020.

ALAN C. HOUSEHOLDER NOTARY PUBLIC TENNESSEE My Comm Exp. July 6, 2020 COUNTY OF DAVIDSON

Notary Public

My Commission Expires:
7/6/2020

# EXHIBIT A

## DESCRIPTION OF PROPERTY

Property located in the Eighth Civil District of Davidson County, Tennessee, being the Nan B. Dugger property as of record in Deed Book 7071, Page 49, in the Register's Office of Davidson County Tennessee, being more particularly described as follows;

Beginning at a mag nail (set), with washer stamped "CEC INC", hereinafter mag nail (set), located in the southerly right-of-way for River Road, having Tennessee State Plane Coordinates of (North: 655,371.08, E: 1,697,845.13), and being the common corner with the Premier Leasing, LLC property as of record in Instrument Number 20130705-0069539; thence with the common boundary of said Premier Leasing property, South 02°46'37" West, a distance of 1048.74 feet to a ½" rebar (found), being a common corner with said Premier Leasing property and the Cabot and Angelia Cameron property as of record in Instrument Number 20000201-0010266; thence with the common boundary of said Cameron property, South 03°01'42" West, a distance of 851.04 feet to a ½" rebar (found), being a common corner with said Cameron property, and the Vulcan Lands, INC property as of record in Instrument Number 19991217-0304292; thence leaving said Cameron property with the common boundary of said Vulcan Lands property the following three calls, North 84°38'42" West, a distance of 672.46 feet to a ½" rebar (found), North 82°39'08" West, a distance of 2175.79 feet to a ½" iron rod (set), capped and stamped "CEC INC", hereinafter iron rod (set), and North 82°39'08" West, a distance of 60.00 feet to the centerline of a creek, being a common corner with the Ronnie Greer property as of record in Deed Book 5435, Page 746; thence leaving said Vulcan Lands property with said centerline of creek and common boundary of said Greer property the following twelve calls, North 32°19'59" West, a distance of 29.30 feet; North 18°09'15" West, a distance of 27.17 feet; North 04°04'18" East, a distance of 22.07 feet; North 07°44'54" East, a distance of 18.55 feet; North 25°34'17" East, a distance of 84.06 feet; North 04°50'10" East, a distance of 23.79 feet; North 01°48'37" West, a distance of 181.09 feet; North 10°49'37" West, a distance of 59.70 feet; North 17°32'46" West, a distance of 52.11 feet; North 22°10'07" West, a distance of 71.02 feet; North 34°25'53" West, a distance of 16.31 feet; and North 36°18'10" West, and a distance of 16.42 feet to the centerline of Overall Creek and the common boundary with Bradley Smith Dugger & John Leland, ET AL property as of record in Instrument Number 20180917-0091950; thence with said Overall Creek centerline and Dugger & Leland property the following nine calls, North 14°24'30" East, a distance of 66.46 feet; North 37°02'41" East, a distance of 174.84 feet; South 65°34'13" East, a distance of 82.13 feet; North 54°55'38" East, a distance of 72.92 feet; North 36°45'42" East, a distance of 636.26 feet; North 13°07'50" East, a distance of 196.24 feet; North 44°27'45" East, a distance of 148.38 feet; North 31°18'14" East, a distance of 250.63 feet, and North 17°05'38" East, a distance of 132.72 feet to the southerly right-of-way for said River Road; thence with said right-of-way the following eight calls, with a curve to the left, having a radius of 979.93 feet, an arc length of 370.52 feet, and a chord bearing and distance of North 89°58'24" East 368.32 feet to a ½" Rebar (found); North 79°08'30" East a distance of 140.28 feet to an iron rod (set); with a curve to the right having a radius of 929.93 feet, an arc length of 563.26 feet, and a chord bearing and distance of South 83°30'22" East, 554.69 feet to an iron rod (set); South 66°09'15" East, 159.71 feet to an iron rod (set); with a curve to the left having a radius of 1457.39 feet, an arc length of 105.79, and a chord bearing and distance of South 68°14'01" East, 105.77 feet to an iron rod (set); South 70°18'48" East, a distance of 547.65 feet to an iron rod (set); with a curve to the left having a radius of 970.15 feet, an arc length of 193.20 feet, and a chord bearing and distance of South 76°01'06" East, 192.88 feet to a mag nail (set); and South 81°42'58" East, a distance of 84.56 feet to the Point of Beginning and containing 122.70 Acres, more or less.

Legal Description was prepared by Civil and Environmental Consultants, Inc., written by James R. Cooley, Registered Land Surveyor, Tennessee No. 2612, based on a field survey completed 5-13-2020.

Being the same property conveyed to Vulcan Lands, Inc., a New Jersey corporation, by Deed of record in Instrument No. 202007150077618 Register's Office for Davidson County, Tennessee.

## Tennessee Certification of Electronic Document

I, Teresa Beardsley, 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.

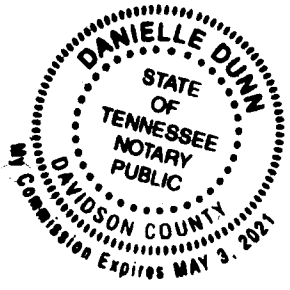
Teresa Beardsley
Signature

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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