Karen Johnson Davidson County
Batch# 440748 DEEDQC
07/20/2020 12:19:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200720-0079355

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me this 20 day of July, 2020.

NOTARY PUBLIC
My Commission Expires: 2-21-22

WILLIAMSON COUNTY KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC

ADDRESS OF NEW OWNER:
Future Rentals, LLC
2834 Redwing Court
Hamilton, OH 45013

SEND TAX BILLS TO:
NEW OWNER

Map/Parcel:
Part of 114000034.00

QUITCLAIM DEED

In consideration of $10.00 and other good and valuable consideration, **Future Rentals, LLC, an Ohio limited liability company.** Grantor, hereby conveys all of its undivided right, title and interest to the hereinafter described property to **Future Rentals, LLC, an Ohio limited liability company,** Grantee. Said property conveyed herein is described as follows:

SEE ATTACHED

EXHIBIT "A" for legal description and EXHIBIT "B" for survey

Being part of the same property conveyed to Future Rentals, LLC. by Warranty Deed dated 6/4/2018 from James William Shaw, Jr., a single person of record in Instrument No. 20180611-0055559, Register's Office for Davidson County, Tennessee.

Grantors make no warranties as to the state of the title to the property but acquit any claim that Grantors have to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this document was executed this 16 day of July, 2020

FUTURE RENTALS, LLC.

By: Deborah Ann Paulson, Member

By: Gregory Keith Paulson, Member

STATE OF Ohio
COUNTY OF Butler

Before me, the undersigned, a Notary Public of said County and State, personally appeared Deborah Ann Paulson and Gregory Keith Paulson, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Future Rentals, LLC, the within named bargainor, an Ohio limited liability company, and that as such Members executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of July, 2020.

Notary Public Tabitha Buell
My Commission Expires

TABITHA BUELL, Notary Public
in and for the State of Ohio
My Commission Expires 7-7-22

Exhibit "A"

Property Description

5.034 Acres

Being a tract of land in the 35th Council District of Davidson County Tennessee, and a portion of that property conveyed to Future Rentals, LLC in DB-20180611 0055559 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 06/26/20 as follows:

Beginning at a point in the center of Old Charlotte Pike, said point being the most northeast corner of the parent parcel; Thence now leaving said centerline passing an existing iron pin 25.00' in the southerly margin S 15°07'21" E, 323.55' to an existing corner post, a common corner of Cecil Ross in DB 7748, PG 195 R.O.D.C.T.; Thence now leaving said Ross with a new line S 26°03'01" E, 464.68' to a point; Thence with a new line S 82°58'39" W, 545.15' to point in the center of Sullivan Hollow Road, a private road; Thence with said center of Sullivan Hollow Road and Sylvan meadows in DB- 20190819 0082604 R.O.D.C.T. for the next five calls: N 19°25'05" E, 144.92'; Thence N 16°18'43" E, 215.22'; Thence N 06°52'54" E, 102.87'; Thence N 14°22'41" W, crossing a small bridge 67.91'; Thence N 05°38'43"E, 256.65' to a point in the center of said Old Charlotte Pike; Thence with said centerline N 76°21'18" E, 126.83' to the point of beginning containing 5.034 acres.

The above described tract is subject to a 30' ingress/egress easement serving the remaining tract of the parent parcel, said easement lying 30' east and parallel to the westerly line of the above described tract.

PLAT CONTAINS 5.034 ACRES

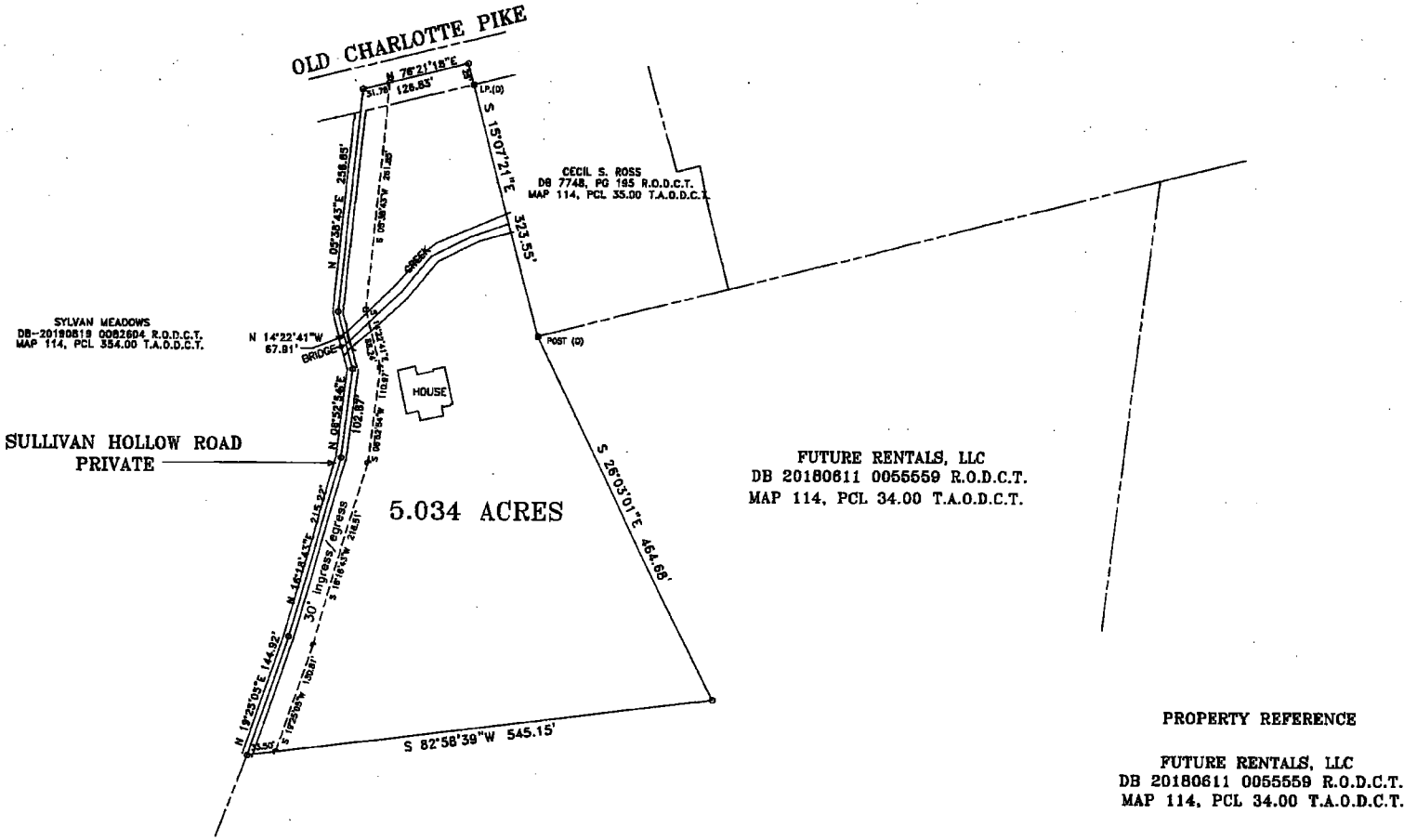
NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES, IF SHOWN, HEREON ARE IN THE EXACT LOCATION INDICATED. THEREFORE, THE SIZE, TYPE, AVAILABILITY AND ACTUAL LOCATION OF ANY AND ALL UTILITIES SHOULD BE VERIFIED PRIOR TO MAKING ANY DECISION RELATIVE TO THIS PROPERTY.

IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL "811".

NOTE:
ALL BEARINGS ARE REFERENCED TO THE OWNER'S DEED OF RECORD RECORDED IN THE COUNTY REGISTER'S OFFICE.

Exhibit "B"



FUTURE RENTALS, LLC
DB 20180611 0055559 R.O.D.C.T.
MAP 114, PCL 34.00 T.A.O.D.C.T.

PROPERTY REFERENCE

FUTURE RENTALS, LLC
DB 20180611 0055559 R.O.D.C.T.
MAP 114, PCL 34.00 T.A.O.D.C.T.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY III SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: 5000 AS SHOWN HEREON.

ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2095

ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169

100 0 100 200 300
GRAPHIC SCALE – FEET

TRACT SURVEY FOR

FUTURE RENTALS, LLC 7645 OLD CHARLOTTE PIKE			
SCALE 1" = 100'	DRAWN BY T.E.W.	APPROVED T.E.W.	DATE 06/26/2
35TH COUNCIL DISTRICT			
DAVIDSON COUNTY TENNESSEE		DRAWING NO. PAULSON	

202007200079355

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, 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 executed and authenticated according to law.

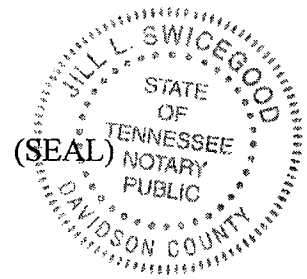
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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