THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 Karen Johnson Davidson County Batch# 459326 DEEDQC 08/18/2020 02:02:30 PM 7 pgs Fees: $37.00 Taxes: $0.00 20200818-0092848	STATE OF TENNESSEE) COUNTY OF Williamson The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 7th day of August, 2020. Notary Public My commission expires: 05.09.21

NELLIE D MITCHELL NOTARY PUBLIC TENNESSEE My Comm Exp. May 9, 2021 COUNTY OF WILLIAMSON

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Grover C. Carlock, Jr. 30 Northhaven Drive Jackson, TN 38305	Same	02612001400

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **HALLMARK MADISON, LLC**, a Tennessee limited liability company (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims, and gives unto

GROVER C. CARLOCK, JR. (the "Grantee"), effective as of the 14th day of August, 2020 (the "Effective Date"), all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference. This quitclaim is made subject to the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

HALLMARK MADISON, LLC,
a Tennessee limited liability company

By: _____
J. Jonathan Ayers, Sole Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. JONATHAN AYERS**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **SOLE MEMBER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13 day of August, 2020.

_____
Notary Public

My Commission Expires: May 2, 2022

SUZANNE M. ROSILES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

817281.1/020200251

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Madison, Davidson County, Tennessee, also being a part of the Commercial Area of Mansker Meadows, Section No. II, as of record in Plat Book 2663, Page 16, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the southerly right-of-way line of Gallatin Pike, at a corner common with Lot 1 of Pronto Oil Subdivision, as of record in Plat Book 4885, Page 186, Register's Office for Davidson County, Tennessee, also being the property of Wallace P. Mitchell, as of record in Instrument Number 20070430-0051092, Register's Office for Davidson County, Tennessee, said iron rod is located 133.0' feet from the return with the easterly right-of-way line of Cumberland Hills Drive;

Thence with the southerly right-of-way line of Gallatin Pike, North 85 deg 19 min 53 sec East, 404.90 feet to an iron rod set;

Thence South 04 deg 38 min 52 sec East, 16.00 feet to an iron rod set;

Thence North 85 deg 21 min 08 sec East, 300.00 feet to an iron rod set;

Thence South 04 deg 38 min 52 sec East, 40.00 feet to an iron rod set;

Thence North 85 deg 21 min 08 sec East, 30.80 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 287.31 feet, the central angle of which is 03 deg 41 min 16 sec, the radius of which is 4,464.00 feet, the chord of which is North 87 deg 11 min 45 sec East, 287.26 feet to a point in the center of Mansker Creek, at a corner common with the property of William M. Rice, as of record in Record Book 5052, Page 741, Register's Office for Sumner County, Tennessee, passing a witness iron rod set at an arc length of 118.34 feet;

Thence with the center of Mansker Creek and the westerly property line of William M. Rice, South 15 deg 42 min 30 sec East, 127.14 feet to a point, at a corner common with Lot 26 of Mansker Meadows, Section No. II, also being the property of Harris E. Matlock et ux. as of record in Book 7961, Page 657, Register's Office for Davidson County, Tennessee;

Thence leaving the center of Mansker Creek, with the northerly property line of said Lot 26, South 62 deg 52 min 40 sec West, 312.81 feet to an existing iron rod at a corner common with Lot 25 of said Mansker Meadows, Section No. II, also being the property of Kyle W. Brown, as of record in Instrument Number 20100317-0020063, Register's Office for Davidson County, Tennessee, passing a witness iron rod set at 136.41 feet;

Thence with the northerly property line of said Lot 25, South 85 deg 51 min 42 sec West, 601.96 feet to an iron rod set at a corner common with Lot 22 of said Mansker Meadows, Section No. II, also

being the property of John & Jason Hylton, as of record in Instrument Number 20140331-0026323, Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 22, South 66 deg 06 min 59 sec West, 86.00 feet to an existing iron rod, at a corner common with Lot 21 of Mansker Meadows, Section No. II, also being the property of Jerry W. & Judy Perigo, as of record in Book 10003, Page 411, Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 21, South 86 deg 09 min 22 sec West, 77.88 feet to an iron rod set at a corner common with said Lot 1;

Thence with the easterly property line of said Lot 1, North 04 deg 09 min 16 sec West, 331.35 feet to the POINT OF BEGINNING. Containing 281,563 square feet or 6.464 acres more or less, according to the ALTA/NSPS Land Title Survey prepared by Michael H. Charette, TN RLS No. 2048, with Cherry Land Surveying, Inc., 622 W. Iris Drive, Nashville, TN 37204, dated July 20, 2020, last revised August 11, 2020, Job No. 20100 CW.

Being the same property conveyed to J-E Properties, a Tennessee general partnership, by deed from James Daniel Holder and wife, Barbara L. Holder, dated April 7, 1989, of record in Book 7812, page 409, Register's Office for Davidson County, Tennessee.

On December 3, 2006, J-E Properties, a Tennessee general partnership, merged with, and became known as, Hallmark Madison, LLC, as evidenced by Certificate of Merger of record as Instrument No. 20061207-0151630, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. All taxes and assessments required to be paid in the year 2020 and subsequent years, which have been prorated and assumed by Grantee.

2. Matters shown on the Plan of record in Book 2663, pages 15 and 16, and in Book 4885, page 186, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9971, page 798, Register's Office for Davidson County, Tennessee.

4. Easement for the flow of the water of Mansker Creek and the rights of the public therein.

5. Rights of upper and lower riparian owners to the flow of the water of Mansker Creek, free from diminution or pollution.

6. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Mansker Creek.

7. Title to that portion of the land lying below the ordinary low water mark of Mansker Creek.

8. Warranty Deed of Flowage Easement of record in Book 2273, page 297, Register's Office for Davidson County, Tennessee.

9. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations as referenced in the Abstract of Lease and contained in the underlying lease from J-E Properties to Richardson Outdoor Advertising, Inc., of record as Instrument No. 20040909-0108926, Register's Office for Davidson County, Tennessee.

10. General Permit to Southern Bell Telephone and Telegraph Company of record in Book 1710, page 563, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, **WILLIAM T. SMITH**, 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, **WILLIAM T. SMITH**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-17-2023

Notary's Seal:

