Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075

This instrument was prepared with information provided by the parties. No title search was done.

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant
Subscribed and sworn to before me, this 11th day of August, 2020.

Notary Public
My commission expires: 9.22.2020

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills to:	Tax Information:
Scott E. Schlarb and Margaret Schlarb 226 Vintage Circle Hendersonville, TN 37075	NEW OWNER	P/O 017-00-0-132.01

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Scott E. Schlarb and Margaret Schlarb, husband and wife,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto **Scott E. Schlarb and Margaret Schlarb, husband and wife,** hereinafter the Grantee, all their right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT A

Being part of the same property conveyed to Scott E. Schlarb and Margaret Schlarb, husband and wife by Warranty Deed from Wesley Hitt, a married person, Timothy Hitt, a single person and Karen Hitt Carnes, a single person, Heirs at Law of Kenneth Hitt and Sharon Hitt, spouse of Wesley Hitt, dated December 5, 2018 and filed for record December 20, 2018 in Instrument No. 20181220-0123643, Register's Office for Davidson County, Tennessee.

This property is unimproved property known as 5128 Brick Church Pike, Goodlettsville, TN 37072

Witness my hand this 11th day of August, 2020.

Karen Johnson Davidson County
Batch# 463213 DEEDQC
08/25/2020 11:03:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200825-0096060

Scott E. Schlarb

Margaret Schlarb

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Scott E. Schlarb and Margaret Schlarb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 11th day of August, 2020.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My commission expires: 9.22.2020

EXHIBIT A

Tract 1

Beginning at an iron pin (old), in the northerly margin of Brick Church Pike, the southwest corner of a tract of land which belongs to Harry Hayes Meek, Jr., having a deed reference in Instrument Number (I.N.) 20151008-0102916, RODCT, the southeast corner of this tract and continuing, as follows:
with a curve to the left, having a radius of 500.00 feet, an arc distance of 55.61 feet, and a chord bearing and distance of S 62°34'26" W, 55.58 feet to an iron pin (new), in the northerly margin of Brick Church Pike, a corner of a tract of land which belongs to Deborah M. Scudder, having a deed reference in I.N. 20140102-0000096, RODCT;
thence, N 72°22'26" W, 266.31 feet to an iron pin (old) at a fence post (old), in the northerly boundary of said tract of land which belongs to Deborah M. Scudder, a corner of a tract of land which belongs to Alan J. Sipe, having a deed reference in I.N. 20030716-0099742, RODCT;
thence with the boundary of said tract of land which belongs to Alan J. Sipe, as follows:
N 10°35'08" E, 343.14 feet to an iron pin (new);
thence, N 81°46'19" W, 141.48 feet to a fence post (old);
thence, N 13°29'04" E, 398.46 feet to an iron pin (old), a common corner of said tract of land which belongs to Alan J. Sipe, and a tract of land which belongs to Donnie W. Scott, having a deed reference in I.N. 20010215-0014714, RODCT;
thence with a new line:
S 85°36'49" E, 479.73 feet to an iron pin (new), a corner of a tract of land which belongs to Marion B. Cook, having a deed reference in Deed Book 4523, Page 59, RODCT;
thence, S 01°32'56" W, 389.30 feet to an iron pin (old), a common corner of said tract of land which belongs to Marion B. Cook, and said tract of land which belongs to Harry Hayes Meek, Jr.;
thence, S 25°45'39" W, 415.51 feet, to the point of beginning, containing **7.93 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated April 30, 2020.

The above described tract 1 is subject to a 50' Common Ingress, Egress and Utility Easement.

50' Common Ingress Egress and Utility Easement
To Serve Tract 2

Beginning at an iron pin (old), in the northerly margin of Brick Church Pike, the southwest corner of a tract of land which belongs to Harry Hayes Meek, Jr., having a deed reference in Instrument Number (I.N.) 20151008-0102916, RODCT, the southeast corner of this easement and continuing, as follows:
with a curve to the left, having a radius of 500.00 feet, an arc distance of 55.61 feet, and a chord bearing and distance of S 62°34'26" W, 55.58 feet to an iron pin (new), in the northerly margin of Brick Church Pike, a corner of a tract of land which belongs to Deborah M. Scudder, having a deed reference in I.N. 20140102-0000096, RODCT;
thence, N 72°22'26" W, 16.86 feet to a point in the northerly boundary of said tract of land which belongs to Deborah M. Scudder;
thence with a new line, as follows:
N 25°45'39" E, 451.67 feet;
thence, N 01°32'56" E, 381.05 feet;
thence, S 85°36'49" E 50.06 feet to an iron pin (new), a corner of a tract of land which belongs to Marion B. Cook, having a deed reference in Deed Book 4523, Page 59, RODCT;
thence, S 01°32'56" W, 389.30 feet to an iron pin (old), a common corner of said tract of land which belongs to Marion B. Cook, and said tract of land which belongs to Harry Hayes Meek Jr.;
thence, S 25°45'39" W, 415.51 feet, to the point of beginning, containing **0.95 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated April 30, 2020.