QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2021 Richard Jones Rd. Suite 220; Nashville, TN 37215
(Prepared Solely Based Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Requested or Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2020

NOTARY PUBLIC

COMMISSION EXPIRES: MY COMMISSION EXPIRES JANUARY 11, 2022

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 473911 DEEDQC
09/11/2020 11:50:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200911-0103933

From:	From:
Amy Price Neff and husband, Eric S. Neff,	Ernest D. Bennett, III, Trustee
To:	To:
Ernest D. Bennett, III, Trustee	Amy Price Neff and husband, Eric S. Neff

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Parcel ID Number(s)
Amy Price Neff & Eric S. Neff 825 Graydon Avenue Norfolk, VA 23507	Same as Owner	057 00 0 139.00 068 00 0 096.00 068 00 0 097.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of placing of public record a survey legal description that combines the Parcel ID #'s referenced above and described in Exhibit A hereto into a single parcel as described in Exhibit B hereto, we, **Amy Price Neff and husband, Eric S. Neff,** hereby convey, remise, release and quitclaim unto **Ernest D. Bennett, III, Trustee**, his successors and assigns, the following described tracts (parcels) of land in Davidson County, Tennessee:

SEE EXHIBIT A FOR LEGAL DESCRIPTIONS
OF PARCEL ID NUMBERS BEING CONVEYED

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation (of acreage or square footage) or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

And now, I, the said **Ernest D. Bennett, III, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto **Amy Price Neff and husband, Eric S. Neff**, and their heirs, successors and assigns, the same property hereinabove described and set forth, however described by the legal descriptions set forth below pursuant to survey as identified therein, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth:

SEE EXHIBIT B FOR SURVEY LEGAL DESCRIPTION
COMBINING PARCEL ID NUMBERS INTO A SINGLE PARCEL

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation (of acreage or square footage) or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

WITNESS our hands this 10th day of September, 2020.

Amy Price Neff

Eric S. Neff

Ernest D. Bennett, III, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Price Neff and Eric S. Neff, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who in my presence affixed their signatures to the within instrument, and upon oath acknowledged that they did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 10th day of September, 2020.

Commission Expires: _____

MELODY M JENKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest D. Bennett, III, Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and in my presence affixed his signature to the within instrument, upon oath acknowledging that he did so in his representative capacity as trustee for and on behalf of Amy Price Neff and husband, Eric S. Neff, freely and voluntarily, for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 10th day of September, 2020.

Commission Expires: _____

MELODY M JENKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

Notary Public

EXHIBIT "A"
Legal Description
Separate Parcels to be Consolidated

Tract (Lot) 7
Parcel ID # 057 00 0 139.00
Consisting of 31.61 acres, more or less

Property located in the 1st Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 23, 2001 and known as Job No. 010017, more particularly described as follows:

Beginning at an iron pin set in the northerly margin of Hydes Ferry Pike, said pin being the Southwest corner of the herein described tract and the Southeast corner of Tract 6, said pin being located easterly 2155.21 ', as measured along the northerly margin of Hydes Ferry Pike, from the intersection of Old Hickory Boulevard. Thence from said point of beginning, leaving Hydes Ferry Pike with Tract 6, N 35°47'58" E~ 1370.03' to an iron pin set; Thence N 51°24'00"W~151.96' to an iron pin set; Thence with tract 5. N 38°36'00" E~400.27' to an iron pin set; Thence N24°42'05" E~ 1522.16' to a 18" Oak tree in the southerly line of the Dennis Earl Wood property of record in Book 10319, Page 982, R.O.D.C., TN. Thence with Wood's line S 82°27'38" E~37.89' to a 14" Oak Tree; Thence N 88°29' 10" E- 61.50' to a 16" Oak Tree; Thence N 80°54'54" E~188.74' to an old fence comer post. Said point being a corner to the Chester P. Craus property of record in Book 3158, Page 288, R.O.D.C., TN. Thence with Craus' line S 49°07'34" E~55.38' to a steel fence post; Thence S 52°40'32" E~43.91' to an 18" Oak Tree; Thence S 44°07'52"E~291.14' to a 34" Oak Tree at the Northeast corner of this tract and the Northwest corner of Tract 11. Thence leaving the line of Craus with Tract 11, S 26°20'23" W~2086.14' to an iron pin set at the Northeast corner of Tract 10. Thence with the northerly lines of Tracts 10, 9 and 8 N5I°24'00" W ~420.00' to an iron pin set at the Northwest corner of Tract 8; Thence with Tract 8, S 35°47' 58" W~1344 .61' to an iron pin set in the northerly margin of Hydes Ferry Pike. Thence with said margin N 65°49'00" W~101.97' to the point of beginning, containing 31.61 acres±.

Being part (Lot 7) of the same property conveyed to Amy P. Neff et vir by deeds of record in Instrument No. 20121120-0107082 and 20121120-0107081, Register's Office for Davidson County, Tennessee and as depicted on the Survey entitled "Soil Grid Map for Amy Price Neff" dated February 28, 2012 and filed of record in Instrument No. 20120315-0022273 in said Register's Office.

This is unimproved property known as 0 Ashland City Highway, Nashville, TN 37219.

Tract 9
Parcel ID # 068 00 0 096.00
Consisting of 5.08 acres, more or less

Property located in the 1st Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce particularly Rainey, Surveyor #823, dated February 23, 2001 and known as Job to No. 010017, more particularly described as follows:

Beginning at an iron pin set in the northerly margin of Hydes Ferry Pike, said pin being the Southwest corner of the herein described tract and the Southeast corner of Tract 8, said pin being located easterly 2474. 56 ', as measured along the northerly margin of Hydes Ferry Pike, from the intersection of Old Hickory Boulevard. Thence from said point of beginning, leaving Hydes Ferry Pike with Tract 8, N 32°08' 44" E~1170.56' to an iron pin set; Thence with Tract 7, S 51 °24 '00" E ~ 140.00' to an iron pin set at the Northwest corner of Tract 10; Thence with Tract 10; S26°40'03" W-1115.65' to an iron pin set in the northerly margin of Hydes Ferry Pike. Thence with said margin and a curve right having a radius of 1237.50', a chord length of 249.58', said chord having a bearing of N 68°04'30" W and an arc length along said curve of 250.00' to the point of beginning, containing 5.08 acres±.

Being part (Tract 9) of the same property conveyed to Amy P. Neff et vir by deed of record in Instrument No. 20121120-0107082, Register's Office for Davidson County, Tennessee, and as depicted on the Survey entitled "Soil Grid Map for Amy Price Neff" dated February 28, 2012 and filed of record in Instrument No. 20120315-0022273 in said Register's Office.

This is unimproved property known as 0 Ashland City Highway, Nashville, TN 37219.

Tract 10
Parcel ID # 068 00 0 097.00
Consisting of 5.13 acres, more or less

Property located in the 1st Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 23, 2001 and known as Job No, 010017, more particularly described as follows:

Beginning at an iron pin set in the northerly margin ofHydes FerryPike, the said pin being the Southwest corner of the herein described tract and the Southeast corner of Tract 9, said pin being located easterly 2724.56', as measured along the northerly margin of Hydes Ferry Pike, from the intersection of Old Hickory Boulevard. Thence from said point of beginning, Leaving Hydes Ferry Pike with Tract 9, N 26°40'0Y' E- l 11.5.65' to an iron pin set; Thence with Tract 7, S 51°24'00" E- 140.00' to an iron pin set; Thence with Tract 11, S 20°28'50,' W-1145,33' to an iron pin set in the northerly margin of Hydes Ferry Pike; Thence with said margin and a curve right having a radius of 1857.90', a chord length of 132.43', said chord having a bearing of N 79°15'48', W and an arc length along said curve of 132.46' to an iron pin; Thence N 11 °17'03" E-116.00' to an iron pin; Thence with a curve right having a radius of 1237.50', a chord length of 104. 97', said chord having a bearing of N 76° 17'26" W and an arc length along said curve of 105.00' to the point of beginning, containing 5.13 acres±.

Being part (Tract 10) of the same property conveyed to Amy P. Neff et vir by deed of record in Instrument No. 201211200107082, Register's Office for Davidson County, Tennessee, and as depicted on the Survey entitled "Soil Grid Map for Amy Price Neff" dated February 28, 2012 and filed of record in Instrument No. 20120315-0022273 in said Register's Office.

This is unimproved property known as 0 Ashland City Highway, Nashville, TN 37219.

EXHIBIT "B"
Legal Description
Consolidation of Tracts 7, 9 and 10

Combination of Tract (Lot 7), Tract 9 and Tract 10
Parcel ID # TBD
Consisting of 41.82 acres, more or less

Beginning at an iron pin set in the northerly margin of Hydes Ferry Pike, said pin being the Southwest corner of the herein described tract and the Southeast corner of Tract 6, said pin being located easterly 2155.21', as measured along the northerly margin of Hydes Ferry Pike, from the intersection of Old Hickory Boulevard. Thence from said point of beginning, leaving Hydes Ferry Pike with the easterly boundary of Tract 6 N 35°47'58" E 1370.03' to an iron pin set; Thence N 51°24'00"W 151.96' to an iron pin set; Thence with the easterly boundary of Tract 5 N 38°36'00" E 400.27' to an iron pin set; Thence further with the easterly boundary of Tract 5 N24°42'05" E 1522.16' to a 18" Oak tree in the southerly line of the Dennis Earl Wood property of record in Book 10319, Page 982, R.O.D.C., TN., and being the Northwest corner of this Tract; Thence with Wood's line S 82°27'38" E 37.89' to a 14" Oak Tree; Thence N 88°29' 10" E 61.50' to a 16" Oak Tree; Thence N 80°54'54" E 188.74' to an old fence corner post, said point being a corner to the Chester P. Craus property of record in Book 3158, Page 288, R.O.D.C., TN. Thence with Craus' line S 49°07'34" E 55.38' to a steel fence post; Thence S 52°40'32" E 43.91' to an 18" Oak Tree; Thence S 44°07'52"E 291.14' to a 34" Oak Tree at the Northeast corner of this tract and the Northwest corner of Tract 11; Thence leaving the line of Craus with the westerly boundary of Tract 11, S 26°20'23" W 2086.14' to an iron pin set at the former Northeast corner of Tract 10; Thence continuing with said westerly boundary of Tract 11, S 20°28'50,' W 1145,33' to an iron pin set in the northerly margin of Hydes Ferry Pike being the Southeast corner of this Tract; Thence with said northerly margin of Hydes Ferry Pike and a curve right having a radius of 1857.90', a chord length of 132.43', said chord having a bearing of N 79°15'48', W and an arc length along said curve of 132.46' to an iron pin (new); Thence N 11 °17'03" E 116.00' to an iron pin (new); Thence with a curve right having a radius of 1237.50', a chord length of 104. 97', said chord having a bearing of N 76° 17'26" W and an arc length along said curve of 105.00' to an iron pin (new); Thence continuing for an additional arc length along said curve of 250.00' to an iron pin (new) at a corner with Tract 8; Thence with the easterly boundary of Tract 8 N 32° 08' 44" E 1170.56' to the northeast corner of Tract 8: Thence with the northern boundary of Tract 8 N 51 °24 '00" W 140.00' to an iron pin set at the Northwest corner of Tract 8; Thence with the westerly boundary of Tract 8 S 35°47' 58" W 1344 .61' to an iron pin set in the northerly margin of Hydes Ferry Pike; Thence continuing for an additional arc length along said curve of 40.18 feet to an iron pin (new); Thence S 29° 34' 30" W 127.00 feet to an iron pin (new) on the northerly margin of Hydes Ferry Pike; Thence with said margin N 65°49'00" W 101.97' to the point of beginning; containing 41.82 acres, more or less as per the survey by J. Bruce Rainey, TN RLS #823, dated January 30, 2012.

Being part (Tract (Lot) 7, Tract 9 and Tract 10) of the same property conveyed to Amy P. Neff et vir by deed of record in Instrument No. 20121120-0107082, Register's Office for Davidson County, Tennessee, and as depicted as separate parcels on the Survey entitled "Soil Grid Map for Amy Price Neff" dated February 28, 2012 and filed of record in Instrument No. 20120315-0022273 in said Register's Office.

Further being all of the same property having been conveyed to Ernest D. Bennett, III, Trustee, in this deed in three parcels described in Exhibit A hereinabove.

This is unimproved property known as 0 Ashland City Highway, Nashville, TN 37219.

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett, III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Mary Gail Porter

Notary Signature

My Commission Expires: January 10, 2023