Karen Johnson Davidson County
Batch# 476170 DEEDQC
09/15/2020 01:46:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20200915-0105251

QUITCLAIM DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Old Franklin Road, LLC 2934 Sidco Drive, #140 Nashville, Tennessee 37204 Attention: Joseph Moore	Map/Par. 174-00-0-197.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings, LLP (APC) 1600 Division Street, Suite 700, Nashville, TN 37203		

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 and sufficiency of all of which are hereby acknowledged, American General Life Insurance Company, a Texas Insurance Company (the "Grantor"), does quitclaim unto Old Franklin Road, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated by reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

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

This is improved property located at 2910 Old Franklin Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF TN
COUNTY OF Williamson

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

Affiant:

Subscribed and sworn to before me this 15 day of September, 2020.

Notary Public
My Commission Expires: 8/15/21

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

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Subscribed and sworn to before me this 15 day of September, 2020.

Notary Public
My Commission Expires: 8/15/21

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

202009150105251

IN WITNESS WHEREOF, the Grantor has executed this Deed on the 9th day of September, 2020, to be effective as of Sept 15, 2020.

GRANTOR:

AMERICAN GENERAL LIFE INSURANCE COMPANY, a Texas Insurance Company

By: _____
Name: Julie Cotton-Hearne
Its: Secretary

By: _____
Name: Christopher Hobson
Its: Authorized Signatory

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, _____, a Notary Public in and for the State and County aforesaid, personally appeared Julie Cotton-Hearne with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of American General Life Insurance Company the within named bargainor, a Texas Insurance Company, and that as such Julie Cotton-Hearne being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the American General Life Insurance Company by herself as such Secretary.

WITNESS my hand and seal at office in _____, _____, this the ___ day of September, 2020.

_____
Notary Public

My Commission Expires: _____

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Before me, the undersigned, DAVID EDWARD MCMANUS, a Notary Public in and for the State and County aforesaid, personally appeared Christopher Hobson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory of American General Life Insurance Company the within named bargainor, a Texas Insurance Company, and that as such Christopher Hobson being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the American General Life Insurance Company by himself as such Authorized Signatory.

WITNESS my hand and seal at office in CALABASAS, CALIFORNIA, this the 9TH day of September, 2020.

David Edward McManus
Notary Public

DAVID EDWARD MCMANUS
Notary Public - California
Los Angeles County
Commission # 2313653
My Comm. Expires Dec 22, 2023

My Commission Expires: 12/22/23

IN WITNESS WHEREOF, the Grantor has executed this Deed on the 11 day of September, 2020, to be effective as of September 15, 2020.

GRANTOR:

AMERICAN GENERAL LIFE INSURANCE COMPANY, a Texas Insurance Company

By: Julie Cotton Hearne
Name: Julie Cotton-Hearne
Its: Secretary

By: _____
Name: Christopher Hobson
Its: Authorized Signatory

STATE OF Harris)
COUNTY OF Texas)

Before me, the undersigned, Julie Cotton Hearne, Notary Public in and for the State and County aforesaid, personally appeared Julie Cotton-Hearne with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of American General Life Insurance Company the within named bargainor, a Texas Insurance Company, and that as such Julie Cotton-Hearne being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the American General Life Insurance Company by herself as such Secretary.

WITNESS my hand and seal at office in Houston, Texas, this the 11th day of September, 2020.

Marjorie Danielle Washington
Notary Public
State of Texas
My Comm. Exp. 01/02/23
Notary ID 12843877-9

M. Washington
Notary Public

My Commission Expires: 1/2/2023

EXHIBIT A

LEGAL DESCRIPTION

Being a tract of land lying in Antioch, Davidson County, Tennessee, also being the property of the American General Realty Investment Corp. of the Crossings at Hickory Hollow, as of record in Plat Book 9700, Page 392, at the Register's Office for Davidson County, Tennessee, and being more particularly described according to the survey of Michael H. Charette (RLS #2048) dated March 6, 2020 as follows:

Beginning at an existing iron rod in the easterly right- of-way line of Old Franklin Road, at a corner common with Lot 1 of The Crossings at Hickory Hollow, Phase III, as of record in Plat Book 9700, Page 586, at the Register's Office for Davidson County, Tennessee, also being the property of L & S, LLC, as of record in Instrument Number: 20001107-0110796, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Old Franklin Road, with the southerly property line of said Lot 1, South 51 deg 09 min 42 sec East, 957.09 feet to an existing iron rod, in the westerly property line of Lot 2 of The Crossings at Hickory Hollow, Phase III, also being the property of Lexington Antioch, LLC, as of record in Instrument Number: 20040707-0080778, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Lot 2, South 38 deg 50 min 16 sec West, 440.00 feet to an existing iron rod, at a corner common with Lot 2 of the Resubdivision of Lot 3, The Crossings at Hickory Hollow, Phase III, as of record in Plat Book 9700, Page 707, at the Register's Office for Davidson County, Tennessee, also being the property of Bradley S. French, as of record in Instrument Number: 20141205-0111510, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 2 of the Resubdivision of Lot 3, The Crossings at Hickory Hollow, Phase III, North 60 deg 29 min 09 sec West, 477.46 feet to an existing iron rod, at a corner common with the Open Space, of the Resubdivision of Lot 3, The Crossings at Hickory Hollow, Phase III, also being the property of Timothy Matthew Simpson, as of record in Instrument Number: 20140826-0077593, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Open Space, North 59 deg 22 min 30 sec West, 336.67 feet to a pk nail;

Thence North 65 deg 15 min 02 sec West, 234.07 feet to an existing iron rod in the easterly right-of-way line of Old Franklin Road;

Thence with the easterly right-of-way line of Old Franklin Road, North 63 deg 01 min 58 sec East, 6.84 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 343.71 feet, the central angle of which is 24 deg 11 min 41 sec, the radius of which is 813.94 feet, the chord of which is North 50 deg 56 min 08 sec East, 341.16 feet to an existing iron rod;

Thence North 38 deg 50 min 18 sec East, 282.60 feet to the POINT OF BEGINNING. Containing 502,789 square feet or 11.543 acres more or less.

Being the same property conveyed to American General Life & Accident Insurance Co., by deed from American General Realty Investment corporation of record in Book 10435, Page 757,

American General Life Insurance company, a Tennessee corporation merged into American General Life Insurance Company, a Texas corporation as evidenced by Acknowledgement of Merger of record in Instrument Number: 20121207-0113120, at the Register's Office for Davidson County, Tennessee.

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.

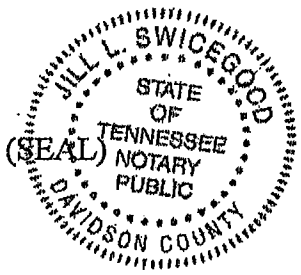
Attorney or Custodian

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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