Karen Johnson Davidson County
Batch# 477969 DEEDQC
09/17/2020 12:41:40 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200917-0106647

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 14 day of September, 2020.

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 20, 2024

My Commission Expires: 7.20.24

NOTARY PUBLIC

Address New Owners as Follows:
Church Holding Company, LLC
PO Box 2966
Brentwood, TN 37024

Send Tax Bills To:
New Owner

Map-Parcel:
See attached Exhibit B

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Church Holding Company, LLC, a Tennessee limited liability company,** GRANTOR, for the express purpose of consolidating multiple parcels into a single legal description, hereby quitclaims and conveys all of its undivided right, title and interest to the hereinafter described property to **Church Holding Company, LLC, a Tennessee limited liability company,** GRANTEE. Said property conveyed herein is described as follows:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 14 day of September, 2020.

Church Holding Company, LLC

By: Brandon K. Jenkins
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Brandon K. Jenkins, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Church Holding Company, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal, at office, this 14 day of September, 2020.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

My Commission Expires: 7.20.24

EXHIBIT A

Land situated in the 4th Council District of Davidson County, Tennessee, and is more particularly described as follows:

Commencing at the approximate intersection of Church Street East and Cloverland Drive, thence in a northwesterly direction a distance of 83.8+/- feet, more or less, to a leaning 5/8" iron rod found, having no cap, at approximate Tennessee State Plane Coordinate of N:619,478.04, E:1,741,145.26, on the westerly margin of Cloverland Road, and being the northerly most radius return at said intersection, being a portion of lot 57 on the final plat of Map of Brentwood Gardens plat book 1130, page 16, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), and being the southeasterly most corner of herein described land;

thence with said radius return, with a curve turning to the right with an arc length of 35.90 feet, with a radius of 22.18 feet, with a chord bearing of South 49°56'22" West, with a chord length of 32.11 feet to a iron rod set by Dale and Associates on the westerly radius return on the northerly margin of Church Street East;

with the margin of Church Street East for the next ten (10) calls;
thence with a compound curve turning to the right with an arc length of 49.83 feet, with a radius of 9394.06 feet, with a chord bearing of North 83°32'23" West, with a chord length of 49.83 feet to a 5/8" iron rod found, set by Dale and Associates;
thence, North 83°23'16" West, a distance of 232.23 feet to a iron rod set by Dale and Associates;
thence with a curve turning to the right with an arc length of 199.58 feet, with a radius of 12093.67 feet, with a chord bearing of North 82°54'54" West, with a chord length of 199.58 feet to a iron rod set by Weatherford;
thence, North 82°30'20" West, a distance of 237.56 feet to a iron rod set by Dale and Associates;
thence, North 82°14'25" West, a distance of 237.00 feet to a concrete monument found;
thence, North 82°02'29" West, a distance of 63.73 feet to a iron rod set by Dale and Associates;
thence, North 82°02'29" West, a distance of 63.17 feet to a 1/2" iron rod found, having no cap;
thence, North 82°10'34" West, a distance of 180.43 feet to a iron rod set by Dale and Associates;
thence, North 81°54'53" West, a distance of 10.05 feet to a iron rod set by Dale and Associates;
thence, North 81°54'53" West, a distance of 126.52 feet to a 5/8" iron rod found, set by TN RLS 2351 (CCPC), at the southeast corner of Estates at Brentwood, LLC., of record in instrument number 20181109-0110880, R.O.D.C., TN;

thence with said line, North 08°04'50" East, passing a iron rod found set by BWSC at 5.07 feet for a total distance of 671.54 feet to a 1/2" iron rod found, having no cap at the southeast of lot 1 on the resubdivision of section 2 of the Highlands of Brentwood of record in plat book 7900, page 674, R.O.D.C., TN;

thence with said line, South 82°02'32" East, a distance of 5.36 feet to a concrete monument found at the corner of lot 9 resubdivision of lots 1 and 3-7, section 4, of the Highlands of Brentwood of record in plat book 5800, page 232, R.O.D.C., TN and being lot 42 of the map of Brentwood Gardens, of record in plat book 1130, page 16, R.O.D.C., TN

with the southerly line of lot 42 for the next three (3) calls;
thence, South 82°13'39" East, a distance of 119.04 feet to a 1/2" iron rod found, having no cap;
thence, South 82°55'58" East, a distance of 190.13 feet to a 1/2" iron rod found, having no cap;
thence, South 82°49'12" East, a distance of 62.93 feet to a iron rod set by Dale and Associates, at the new division line on a plat, not yet recorded, with Luz Marlene Guevara & Camilo Isaza;

with said line for the next three (3) calls;
thence, South 23°04'57" East, a distance of 122.14 feet to a iron rod set by Dale and Associates;
thence, South 87°06'37" East, a distance of 174.52 feet to a iron rod set by Dale and Associates;
thence, South 67°34'55" East, a distance of 101.88 feet to a iron rod found, covered by a metal plate, at the southwest corner of lot 1 on the plans of resubdivision of a plan of a portion of lot 58 on the plan of Brentwood Gardens, of record in plat book 5190, page 126, R.O.D.C., TN;

thence with said line, South 82°58'52" East, a distance of 161.77 feet to a 1/2" iron rod found, having no cap on the westerly line of lot 2 on the plan of lots entitled Bowling-Coleman Subdivision, of record in plat book 7900, page 644, R.O.D.C., TN;

thence with said line, South 03°36'14" West, a distance of 20.65 feet to a 1/2" iron rod found, having no cap at the northwest corner of lot 1 on the plans of the resubdivision of lot number 55 and the northerly one-half of lot number 56, Brentwood Gardens, of record in plat book 3842 page 100, R.O.D.C., TN;

thence with said line, South 03°10'58" West, a distance of 129.84 feet to a concrete monument found at the northwest corner of the south 150 feet of lot no. 56 on the map of Brentwood Gardens, of record in book 1130, page 16, R.O.D.C., TN;

thence continuing with said line, South 85°07'24" East, a distance of 499.51 feet to a iron rod set by Dale and Associates on the westerly margin of Cloverland drive;

with said margin for the next three (3) calls;
thence, South 03°13'28" West, a distance of 150.00 feet to a iron rod set by Dale and Associates;
thence, South 03°13'28" West, a distance of 45.70 feet to a iron rod set by Dale and Associates;
thence, South 03°01'21" West, a distance of 209.81 feet to the point of beginning of herein described land, having an area of 764,841.24 square feet or 17.56 acres more or less;

Information was taken from a ALTA/NSPS Land Title Survey by Dale and Associates under the supervision of Steven C. Matthews, TN. R.L.S. #2352, dated April 13, 2020 & September 3, 2020, and legal description was written on September 14, 2020, Project #19155;

Being all of the same property conveyed to Church Holding Company, LLC, a Tennessee limited liability company, by deed dated November 22, 2019, from Robert Shelton and Loretta Shelton, husband and wife, of record in Instrument No. 20191126-0121998, Register's Office for Davidson County, Tennessee;

Being all of the same property conveyed to Church Holding Company, LLC, a Tennessee limited liability company, by deed dated July 24, 2020, from Vastland Northcrest Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20200729-0083335, Register's Office for Davidson County, Tennessee;

Being all of the same property conveyed to Church Holding Company, LLC, a Tennessee limited liability company, by deed from Donald Eugene Branham, an unmarried man, of record in Instrument No. 20200917-0106634, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Church Holding Company, LLC, a Tennessee limited liability company, by deed from Chi-Wai Lee, an unmarried woman, of record in Instrument No. 20200917-0106635, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Church Holding Company, LLC, a Tennessee limited liability company, by deed from Camilo Isaza and wife, Luz Marlene Guevara, of record in Instrument No. 20200917010639, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Church Holding Company, LLC, a Tennessee limited liability company, by deed from Jami Vanderpool Neely and Vicki Rose Vanderpool, of record in Instrument No. 20200917-0106629, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Map / Parcel Numbers:

171-00-0-105.00
171-00-0-071.00
171-00-0-072.00
171-02-0-005.00
171-02-0-006.00
171-00-0-042.00
171-00-0-114.00
171-00-0-041.00
P/O 171-02-0-002.00
P/O 171-02-0-003.00
P/O 171-02-0-004.00
P/O 171-00-0-100.00