THIS INSTRUMENT PREPARED BY
AND RETURN TO:

THERESA LIGHT CRITCHFIELD, ESQ.
5958 Snow Hill Road, Suite 144, Box 215
Ooltewah, Tennessee 37363

Karen Johnson Davidson County
Batch# 486731 DEEDQC
09/30/2020 01:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200930-0112770

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO	MAP PARCEL #
Bryan L. Teel 737 Tulip Grove Rd., Unit 102 Hermitage, TN 37076	**Same**	**024000-222.00**

PREPARATION OF THIS INSTRUMENT DOES NOT IMPLY ANY REPRESENTATION BY THE PREPARER AS TO THE STATUS OF TITLE OR THE ACCURACY OR COMPLETENESS OF THE LEGAL DESCRIPTION OR AS TO ANY TITLE EXCEPTIONS NOTED OR OMITTED.

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE is made the 14th day of September, 2020, by and between Under Construction Properties, LLC (formerly known as Under Construction, LLC, SOS Control No. 000555243) a Tennessee limited liability company formed August 2, 2007 ("Grantor") and Bryan L. Teel ("Grantee").

WITNESSETH that Grantor, FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good an valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sold, transfer, convey and forever quitclaim unto Grantee all right, title and interest, if any, in and to the following described tracts or parcels of land in Davidson County, Tennessee:

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION PROVIDED BY GRANTOR; PREPARER ASSUMES NO RESPONSIBILITY AS TO THE STATUS OF TITLE; PREPARER HAS PROVIDED NO LEGAL OR TAX ADVICE REGARDING THIS TRANSACTION.

A tract of land situated in the second civil district of Metropolitan Nashville, Davidson County, Tennessee according to a survey made by R. L. Montoya-Land Surveying, Inc., dated October 3, 1996, and more particularly described as follows:

Beginning at an iron rod in the southerly margin of Campbell Road, said being the northwest corner for this tract and the southwest corner of Sturgis property; thence, leaving said margin and running with a common line to Sturgis property

South 68 deg. 53' 35" East 384.93 feet to an iron rod in the West margin of Campbell Road being the northeast corner of this tract; thence with the West margin of Campbell Road, a curve to the left having a Delta of 14 deg. 41' 05", a radius of 985.24 feet, a tangent of 126.95 feet, a length of 252.51 feet, and a chord of South 14 deg. 05' 05" West 251.82 feet to an iron rod; thence, leaving said margin and running with a common line of the Arthur N. Irvin property as evidenced in Deed Book 5104, Page 976, Register's Office for Davidson County, Tennessee South 06 deg. 44' 32" West 262.70 feet to an iron rod at a metal fence post; thence with an existing fence line for the next 40 calls; 1) North 64 deg. 06' 22" West 290.04 feet to an iron rod thence; 2) North 73 deg. 33' 09" West 48.57 feet to an iron rod thence; 3) North 68 deg. 48' 05" West 195.01 feet to an iron rod; 4) North 50 deg. 28' 39" West 70.20 feet to an iron rod thence; North 33 deg. 24' 55" West 90.37 feet to an iron rod in the southerly margin of Campbell Road; thence with a curve to the left having a Delta of 22 deg. 26' 21", a radius of 815.16 feet, a tangent of 161.70 feet, a length of 319.25 feet, and a chord of North 49 deg. 35' 02" East 317.21 feet to an iron rod; thence, continuing with said road North 38 deg. 21' 52" East 136.54 feet to the point of beginning containing 247,021 square feet, or 5.67 acres more or less.

Being the same property conveyed to Eugene J. Wheeler, single and Eugene C. Wheeler, single as tenants in common with rights of survivorship by Warranty Deed dated 5/22/17 from Anthony L. Hunter of record in Instrument No. 20170525-0052146, Registers Office for Davidson County, Tennessee and thereafter transferred by same to Under Construction, LLC by Warranty Deed dated May 5, 2020 in Instrument No. 20200505-0046721, Registrar's Office for Davidson County, Tennessee.

This is unimproved property known as: 1695 Campbell Rd., Goodlettsville, TN 37072.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and other matters of record, including all items set out on any applicable plat of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year first above written.

Bryan L Teel

Bryan L. Teel, *Sole Member*
Under Construction Properties, LLC

STATE OF TENNESSEE :
COUNTY OF Davidson :

Before me, a Notary Public of the state and county aforesaid, personally appeared before me either physically or via interactive audio-video communication, BRYAN L. TEEL, 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 within named bargainor, and that he has executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Davidson County, Hermitage TN, this 14 day of September, 2020.



Notary Public

My Commission Expires: 05/02/2022

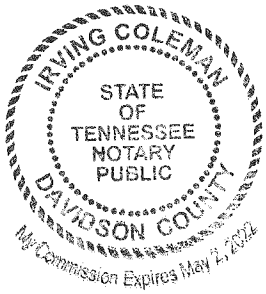
STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer is $0.00.

Bryan L. Teel

Bryan L. Teel, Affiant-Grantee

Sworn and subscribed to before me this 14 day of September, 2020.



Notary Public

My Commission Expires: 05/02/2022

True Copy Certification

I, Theresa L. Critchfield, Esq., 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.

Theresa L. Critchfield
Signature

State of Tennessee

County of Hamilton

Personally appeared before me by audio-video communication, a notary public for this county and state, Theresa L. Critchfield, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Cross
Notary's Signature

My Commission Expires: 10-24-2022

Notary' Seal (if on paper)



