Karen Johnson Davidson County
Batch# 496472 DEEDQC
10/15/2020 11:56:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20201015-0119946

Pick Up

QUITCLAIM DEED

TO: State Volunteer Mutual Insurance Company

FROM: MFV, Ltd.

This instrument was prepared by:
John G. (Gabe) Roberts, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
State Volunteer Mutual Insurance Company 101 Westpark Drive, Suite 300 Brentwood, Tennessee 37024	State Volunteer Mutual Insurance Company P.O. Box 1065 Brentwood, Tennessee 37204-1065	Map __, parcel _.__ 012DC01700

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $ --0--.

Affiant

Sworn to and subscribed before me, this 27th day of June, 2009.

NOTARY PUBLIC
AT LARGE
Linda L. Ballinger
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

Notary Public

My Commission Expires:

LINDA L. BALLINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of $0.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MFV, Ltd.** (hereinafter the "Grantor"), by these presents does transfer, quitclaim and convey unto **State Volunteer Mutual Insurance Company, a Tennessee corporation** (hereinafter the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest in a certain commercial office building located in Williamson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by reference, and any improvements therein.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 30th day of June, 2009.

GRANTOR:
MFV, Ltd.

By: _____
Steven C. Williams, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Steven C. Williams, on behalf of the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Brentwood, Tennessee, this 27th day of June, 2009.

Linda L Ballinger

Notary Public

My Commission Expires: _____

LINDA L. BALLINGER
STATE OF TENNSEESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Linda L. Ballinger
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

The real property set out on the attachment hereto together with any and all improvements located thereon.

1. With the westerly right-of-way line of Westpark Drive in a southwestwardly direction and a 382.72 foot radius to the right 241.24 feet to a concrete monument said curve has a chord bearing and distance of S 33° 28' 14" W 237.266 feet; thence,

2. With a 520 foot radius curve to the left 143.69 feet; said curve has a chord bearing and distance of S 43° 36' 45" W 143.23 feet; thence,

3. Leaving Westpark Drive N 56° 23' 51" W 100.42 feet; thence,

4. N 86° 17' 00" W 163.57 feet; thence,

5. N 3° 43' 00" E 7.00 feet; thence,

6. N 86° 17' 00" W 91.00 feet; thence,

7. N 3° 43' 00" E 107.00 feet; thence,

8. S 86° 17' 00" E 0.50 feet; thence,

9. N 3° 43' 00" E 62.00 feet; thence,

10. N 86° 17' 00" W 0.50 feet; thence,

11. N 3° 43' 00" E 62.00 feet; thence,

12. S 86° 17' 00" E 9.50 feet; thence,

13. N 3° 43' 00" E 29.45 feet to a point on the county line; thence,

14. With the county line S 86° 06' 46" E 536.65 feet to an iron rod on the westerly right-of-way line of Westpark Drive as recorded in Book 5200, page 480, Register's Office, Davidson County, Tennessee; thence,

15. S 86° 06' 46" E 5.10 feet to the point of beginning and containing 3.01 acres.

All of the above property described as Tract 1 lying in Williamson County, Tennessee, and being all of Lot 16A, Tract 1 of Final Plat, Section 9 of Maryland Farms, filed of record in Plat Book 8, page 131, Register's Office, Williamson County, Tennessee.

TRACT 2

Beginning at a point on the Williamson-Davidson County line at the westerly right-of-way line of Westpark Drive a 100 foot road, as recorded in Book 5200, page 480, Register's Office, Davidson County, Tennessee and proceeding as follows:

1. With the Williamson-Davidson County line N 86° 06' 46" W 536.65 feet to an iron rod; thence,

2. N 3° 43' 00" E 71.33 feet to an iron rod on the south right-of-way line of Old Hickory Boulevard, a 120 foot road; thence,

3. With said line S 88° 11' 57" E 508.75 feet; thence,

4. S 41° 55' 20" E 49.75 feet to an iron rod on the west right-of-way line of Westpark Drive, thence,

5. Southwardly with a 377.72 foot radius curve to the right 55.70 feet to the point of beginning, said curve has a chord bearing and distance of S 11° 20' 35" W 55.65 feet and contains 1.00 acres.

All of the above property described as Tract 2 lying in Davidson County, Tennessee.

VOL 477 PAGE 150

Tracts 1 and 2 being the property conveyed to Grantors by deed of record in Book 457, page 310, Register's Office, Williamson County, Tennessee and Book 6147, page 695, Register's Office, Davidson County, Tennessee; said Tracts 1 and 2 herein being described in the deed referenced above as one tract of 4.01 acres.

Taxes for the year 1984 will be pro-rated between the Buyers and Sellers as of the date of closing.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to STATE VOLUNTEER MUTUAL INSURANCE COMPANY, its successors and assigns, forever.

MARYLAND FARMS DEVELOPERS, LTD., does warrant and covenant with STATE VOLUNTEER MUTUAL INSURANCE COMPANY, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered, except for all matters set forth in the Final Plat, Section 9 of Maryland Farms filed of record in Williamson and Davidson County, as referenced herein.

MARYLAND FARMS DEVELOPERS, LTD., further covenants and binds itself, its successors and assigns, to warrant and defend forever the title to said land to STATE VOLUNTEER MUTUAL INSURANCE COMPANY, its successors and assigns against the lawful claims of all persons claiming by, through or under it.

Witness my hand this 29th day of March, 1984.

MARYLAND FARMS DEVELOPERS, LTD.

By: _____
Kenneth R. Larish
General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Barbara J. Rose of the State and County aforesaid, personally appeared KENNETH R. LARISH, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be General Partner of Maryland Farms Developers, Ltd., a Tennessee Limited Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by himself as General Partner.

Witness my hand and seal at office in Brentwood, Tennessee, this 29 day of March, 1984.

Notary Public

My Commission Expires: 4/12/86

SAMUEL J. [illegible] NOTARY PUBLIC AT LARGE TENN.

WILLIAMSON COUNTY — STATE OF TENNESSEE
Received for record the 18 day of April 1984
at 2:50 o'clock P M Noted in Note Book 34 page 143
and Recorded in Book No. 477 page 148 State Tax
Paid 1560.00 Fee 5.50 Recording Fee 3.00 Total 1569.50
Receipt No. 11065 Witness my hand

_____, Register

BK: 4866 PG: 179-183
09030215
5 PGS : AL - QUITCLAIM DEED
JESSICA BATCH: 153476
07/01/2009 - 10:32:23 AM

BATCH	153476
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

CERTIFICATE OF AUTHENTICITY

I, C. Mark Carver, do hereby make oath that I am 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.

C. Mark Carver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared C. Mark Carver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 15th day of October, 2020.

Notary Public

My Commission Expires: 10-2

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

907033.1 13109-001