Karen Johnson Davidson County
Batch# 521009 DEEDQC
11/25/2020 09:21:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20201125-0138239

This Instrument Prepared By:
Bass, Berry & Sims (MDS/DHM)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Number(s)
Kenneth C. Donahey & E. Annette Donahey 5101 Country Club Drive Brentwood, TN 37027	Same	Map: 78 Parcels: 66, 67 Davidson County

QUITCLAIM DEED TO CREATE TENANCY BY THE ENTIRETY

IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, KENNETH C. DONAHEY and E. ANNETTE DONAHEY by these presents do hereby quitclaim and convey unto MICHAEL D. SONTAG, his heirs and assigns, all of their right, title, and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property").

AND MICHAEL D. SONTAG, in order to create a tenancy by the entirety, does hereby quitclaim and convey unto KENNETH C. DONAHEY and E. ANNETTE DONAHEY, as tenants by the entirety, their heirs and assigns, all of his right, title, and interest in and to the Property.

This is unimproved property located on 7891 and 7877 River Road Pike in Nashville, Tennessee.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to all limitations, restrictions, and encumbrances as may affect the premises. Specifically, the Property is subject to a perpetual easement and right to flood premises of such parts thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project on the Cumberland River with all other and additional rights as are fully set out in "Deed of Flowage Easement" from W. L. Sadler, et. al., to United States of America, of record in Book 2143, page 285, Register's Office for Davidson County, Tennessee.

This conveyance is also subject to (a) 2020 real property taxes a lien but not yet due and payable; (b) Easement for the flow of the waters of the Cumberland River and the rights of the public therein; (c) Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution; (d) Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River; and (e)

Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 28th day of October, 2020.

KENNETH C. DONAHEY

E. ANNETTE DONAHEY

MICHAEL D. SONTAG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, KENNETH C. DONAHEY and E. ANNETTE DONAHEY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of October, 2020.

Notary Public

My Commission Expires:
November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MICHAEL D. SONTAG, the within named bargainor, 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, at office, this 28th day of October, 2020.

Jennifer Roberts
Notary Public

My Commission Expires:
November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

MICHAEL D. SONTAG, Affiant

Subscribed and sworn to before me
this 28th day of October, 2020.

Jennifer Roberts
Notary Public

My Commission Expires:
November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

EXHIBIT A

TRACT I

Land in the Eighth Civil District of Davidson County, Tennessee, being a 6.33 acre tract according to a survey dated July 7, 1971, by L. C. Petty, Tennessee Registered Surveyor Number 55, and more fully described as follows:

Beginning at a point in the easterly margin of River Road, said point being 1491 feet as measured along the easterly margin of River Road in a northerly direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; thence North 31 deg. 15′ West 190 feet in the easterly margin of River Road to a steel post; thence North 66 deg. 21′ East 418 feet to a steel post; thence South 83 deg. 24′ East 1276 feet to a steel post; thence South 83 deg. 24′ East 55 feet, more or less, to the Cumberland River; thence South 8 deg. 45′ East 171 feet with the meanders to the Cumberland River to a point; thence North 82 deg. 25′ West 62 feet. More or less, to a steel post; thence North 82 deg. 25′ West 1224 feet to a steel post; thence South 63 deg. 42′ West 396 feet to the point of beginning.

Being the same property conveyed to Kenneth C. Donahey and wife, E. Annette Donahey, by warranty deed from Owen G. Barnes and wife, Evelyn B. Barnes, of record at Instrument Number 20050622-0071641, Register's Office, Davidson County, Tennessee.

TRACT II

Land in the Eighth Civil District of Davidson County, Tennessee, being a 5.61 acre tract according to a survey dated July 7, 1971, by L. C. Petty, Tennessee Registered Surveyor Number 55, and more fully described as follows:

Beginning at a point in the easterly margin of River Road, said point being 1681 feet as measured along the easterly margin of River Road in a northerly direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; thence North 15 deg. 40′ West 165 feet in the easterly margin of River Road to a steel post; thence North 71 deg. 15′ East 394 feet to a steel post; thence South 85 deg. 23′ East 1310 feet to a steel post; thence South 85 deg. 23′ East 60 feet, more or less, to the Cumberland River; thence South 4 deg. 00′ East 160 feet with the meanders to the Cumberland River to a point; thence North 83

deg. 24′ West 55 feet. More or less, to a steel post; thence North 83 deg. 24′ West 1276 feet to a steel post; thence South 66 deg. 21′ West 418 feet to the point of beginning.

Being the same property conveyed to Kenneth C. Donahey and wife, E. Annette Donahey, by warranty deed from Owen G. Barnes and wife, Evelyn B. Barnes, of record at Instrument Number 20050622-0071640, Register's Office, Davidson County, Tennessee.

TRACT III

Beginning at an iron rod in the easterly right of way of the River Road, said point being the northwest corner of the Ruby, William T. & Lisa Walton property as described in Deed Book 11072 Page 888 RODC, and the southwest corner of the herein described Ruby & Jerry T. Walton property as described in Deed Book 7769 Page 948 RODC;

Thence, with said right of way, North 25 degrees 45 minutes 03 seconds West, 198.33 feet to an iron rod, said point being the southwest corner of the Kenneth C. & E. Annette Donahey property as described in Instrument 20050622-0071641 RODC;

Thence, leaving said right of way, with Donahey's south line, North 65 degrees 52 minutes 53 seconds East, 406.35 feet to an iron fence post;

Thence, South 79 degrees 32 minutes 08 seconds East, 1224.19 feet to an iron fence post witness;

Thence, South 79 degrees 32 minutes 08 seconds East, 62.00 to the high water mark of the Cumberland River;

Then, with the high water mark of the Cumberland River, South 04 degrees 55 minutes 29 seconds East, 130.86 feet to a point in Walton's north line;

Thence, with Walton's north line, North 80 degrees 39 minutes 53 seconds West, 20.00 feet to an iron fence post witness;

Thence, North 80 degrees 39 minutes 53 seconds West, 1204.00 feet to an iron rod;

Thence, South 63 degrees 03 minutes 11 seconds West, 395.98 feet to the point of beginning and containing 5.733 acres, more or less,

according to a survey by Delle Land Surveying Company, Inc., 408 Nesbitt Lane, Madison, Tennessee, 37115, dated July, 7, 2011.

Being the same property conveyed to Kenneth C. Donahey and wife, E. Annette Donahey, of record in Instrument No. 20110713-0053502, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, _Lucretia Albert_, 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.

Lucretia Albert
Signature

State of ___Tennessee_____

County of ___Davidson_____

Personally appeared before me. __Jennifer Thompson___, a notary public for this county and state, __Lucretia Albert___ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer R Thompson
Notary's Signature

My Commission expires: 5/3/21

Notary's Seal (if on paper)

