Karen Johnson Davidson County
Batch# 528559 DEEDQC
12/10/2020 09:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201210-0144245

This Instrument Prepared with Information Furnished by the Parties and should be returned to:

Taylor C. Grills, Esq.
547 N. Mt. Juliet Rd., Ste. 100
Mt. Juliet, TN 37122

State of Tennessee
County of Rutherford

The actual consideration is $0.00.

Affiant

Subscribed and sworn to before me this 24th day of November, 2020.

Notary
Commission Expires: 4/17/2023

LAUREN J TIPTON
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SEARCH OF COUNTY RECORDS, AND TENNESSEE TITLE SERVICES, LLC OR TAYLOR C. GRILLS, ESQ. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR CONTENT STATED HEREN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Harts Chapel Farms LLC PO Box 331648 Murfreesboro TN 37133	NEW OWNER	18200015400 18200009200

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Nwamaka Umeh and Martin Nwosu, husband and wife,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER, AND CONVEY ALL HIS RIGHT, TITLE, AND INTEREST UNTO, **Harts Chapel Farms LLC**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL ONE: (18200015400)

A tract of land lying in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by Robert E. Francis, Surveyor dated June 25, 1980, revised September 29, 1982, as follows:

BEGINNING at a point in the easterly margin of Cane Ridge Road at the southwest corner of the Sara Ledbetter Lynch property of record in Book 2963, page 189, Register's Office; thence North 78° 41' East 346.7 feet to a point; thence North 6° 45' 30" East 313.0 feet to a point; thence South 72" 41' 30" East 473.0 feet to a point; thence South 6° 29' 21" West 254.0 feet to a point; thence South 78° 50' 45" West 722.86 feet to a point in the easterly margin of Cane Ridge Road; thence with the easterly margin of Cane Ridge Road, northwesterly 7.8 feet to a point which is the beginning of a curve; thence around said curve which has a radius of 343.30 feet northwesterly 172.96 feet to the point of beginning.

BEING the same property conveyed to Teresa Certo, by Executrix's Quitclaim Deed rom Teresa Certo, Executrix of the Estate of Joe Certo, dated January 13, 2014, appearing of record in Instrument No. 20140115-0004107, of the Register's Office of Davidson County, Tennessee. PARCEL TWO: (18200009200)

LAND in the 33rd Council-manic District of Davidson County, Tennessee, and being a portion of the property conveyed to William D. Alexander as evidenced in Will Book 227, page 565, Probate Court for Davidson County, Tennessee, and being a portion of the property described in a deed to Sam Ledbetter Lynch of record in Deed Book 2963, page 189, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin set on the easterly margin of Cane Ridge Road (50 foot right of way), said point being a northwesterly comer of the Joe Certo, et ux, property of record in Deed Book 5957, page 484, Register's Office for Davidson County, Tennessee; Thence, with the easterly margin of Cane Ridge Road, the following six calls: Along a curve to the lefi having a radius of 291.00 feet through a central angle of 17 degrees 16 minutes 12 seconds, an arc distance of 87.71 feet, said curve having a chord direction of North 56 degrees 19 minutes 25 seconds West and a chord length of 87.38 feet; Thence North 64 degrees 57 minutes 31 seconds West a distance of 66.49 feet to a point; Thence along a curve to the right having a radius of 215.00 feet through a central angle of 31 degrees 52 minutes 19 seconds, an arc distance of 119.60, said curve having a chord direction of North 49 degrees 01 minutes 21 seconds West and a chord length of 11806 feet BEGINNING at an iron pin set on the easterly margin of Cane Ridge Road (50 foot right of way), said point being a northwesterly comer of the Joe Certo, et ux, property of record in Deed Book 5957, page 484, Register's Office for Davidson County, Tennessee; Thence, with the easterly margin of Cane Ridge Road, the following six calls: Along a curve to the lefi having a radius of 291.00 feet through a central angle of 17 degrees 16 minutes 12 seconds, an arc distance of 87.71 feet, said curve having a chord direction of North 56 degrees 19 minutes 25 seconds West and a chord length of 87.38 feet; Thence North 64 degrees 57 minutes 31 seconds West a distance of 66.49 feet to a point; Thence along a curve to the right having a radius of 215.00 feet through a central angle of 31 degrees 52 minutes 19 seconds, an arc distance of 119.60, said curve having a chord direction of North 49 degrees 01

minutes 21 seconds West and a chord length of 11806 feet to a point; Thence North 33 degrees 05 minutes 12 seconds West a distance of 267.83 feet to a point; Thence along a curve to the right having a radius of 175.00 feet through a central angle of 40 degrees 44 minutes 30 seconds, an arc distance of 124.44 feet, said curve having a chord direction of North 12 degrees 42 minutes 57 seconds West and a chord length of 121.83 to a point; Thence North 07 degrees 39 minutes 18 seconds East a distance of 63.68 feet to an iron pin (new); thence leaving the margin of Cane Ridge Road and with the southerly line of the property conveyed to Jean Alexander et vir as described in Deed Book 4596, page 869, Register's Office for Davidson County, Tennessee, South 87 degrees 30 minutes 00 seconds East a distance of 780.93 feet to an iron pin (old); Thence with the westerly line of I-24 Limited Property of record in Deed Book 4614, page 602, Register's Office for Davidson County, Tennessee, South 06 degrees 43 minutes 50 seconds West a distance of 146.22 feet to an iron pin (old); Thence with a westerly line of the aforesaid Joe Certo et ux property, South 06 degrees 45 minutes 30 seconds West a distance of 313.81 feet to an iron pin (old); Thence with a northerly line of said Certo property, South 78 degrees 26 minutes 07 seconds West a distance of 346.53 feet to the point of beginning, according to a survey by Mark E. Lowrance, Registered Land Surveyor, Tennessee No. 1660, dated April 18, 2011.

BEING the same property conveyed to Nwamaka Umeh and Martin Nwosu, husband and wife, by Warranty Deed from Teresa Certo, unmarried, dated October 13, 2020, appearing of record in Instrument No. 20110425-0031189, of the Register's Office for Davidson County, Tennessee.

Being also known as 5860 Cane Ridge Road, Nashville, Tennessee 37013.

Grantors covenant that they are lawfully seized and possess said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, a mortgage lien, and restrictions and easements of record. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

(Signature Page Follows)

(Signature Page)

Witness my hand this 24th day of November, 2020.

Nwamaka Umeh

Martin Nwosu

STATE OF Tennessee
COUNTY OF Rutherford

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Nwamaka Umeh and Martin Nwosu**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of November, 2020.

LAUREN J TIPTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 4/17/2023

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021