Karen Johnson Davidson County
Batch# 540045 DEEDQC
12/22/2020 11:29:55 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201222-0152091

THIS INSTRUMENT PREPARED BY:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14
X-0429

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Sylvan Meadows, LLC 7651 Old Charlotte Pike Nashville, TN 37209	New Owner	114-00-0-029.00 & 113-00-0-181.00

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE BOTH PARCELS INTO ONE PARCEL

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Sylvan Meadows, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to Sylvan Meadows, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

As to Map and Parcel No. 114-00-0-029.00

Being part of the same property conveyed to Sylvan Meadows, LLC, a Tennessee limited liability company by deed from Carl E. Wingo and wife, Barbara N. Wingo, of record in Instrument No. 20080520-0051814, Register's Office for Davidson County, Tennessee.

As to Map and Parcel No. 113-00-0-181.00

Being all of the same property conveyed to Sylvan Meadows, LLC, a Tennessee limited liability company by deed from Ralph E. Young, of record in Instrument No. 20201201-0139261, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

The two parcels described herein were once part of a single tax parcel, Grantee desires to recombine the two parcels back into a single tax parcel.

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 21 day of December, 2020.

Sylvan Meadows, LLC
a Tennessee limited liability company

By: _____
Carl E. Wingo, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carl E. Wingo, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Secretary of Sylvan Meadows, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Secretary.

WITNESS my hand and official seal at office, Nashville, TN, this 21 day of December, 2020.

_____
Notary Public
My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Affiant

Subscribed and sworn to before me this 21 day of December, 2020.

_____
Notary Public
My commission expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Exhibit "A"

Map and Parcel No. 114-00-0-029.00

Being a parcel of land in the Second Civil District Nashville, Davidson County, Tennessee, being located north of U.S. Highway 70-N, one mile, more or less, westerly of Old Hickory Boulevard, and being more particularly described as follows:

Beginning at an iron pin located at the northeasterly corner of property conveyed to Phillip Eugene Derryberry by deed of record in Book 6265, Page 580, Register's Office for Davidson County, Tennessee, said iron pin being southerly 1,699 feet more or less, as measured along the westerly line of property conveyed to Hugh Fisk by deed of record in Book 2921, Page 445, said Register's Office, and a portion of the westerly line of property conveyed to Carson Eugene Hazelwood by deed of record in Book 6424, Page 117, said Register's Office, from the centerline of Sullivan Hollow Road;

Thence, with the northerly line of said Derryberry property S 79° 40' 13" W, 770.69 feet to an iron pin;

Thence, leaving said northerly line with the northerly line of property conveyed to Phillip E. Derryberry by deed of record in Book 5077, Page 204, said Register's Office, the following calls:

N 42° 01' 52" W, 80.35 feet to an iron pin;
N 43° 29' 24" W, 175.62 feet to an iron pin;
N 28° 39' 27" W, 242.46 feet to an iron pin;
N 52° 01' 52" W, 161.96 feet to an iron pin;
S 79° 13' 49" W, 108.66 feet to an iron pin;
S 66° 39' 23" W, 136.45 feet to an iron pin;

Thence, with the northerly line of property conveyed to Carl E. Becker by deed of record in Book 4934, Page 879, said Register's Office, the following calls:

S 67° 30' 33" W, 109.75 feet to an iron pin;
S 57° 40' 09" W, 109.25 feet to an iron pin;
S 45° 18' 43" W, 162.30 feet to an iron pin;

Thence, with the easterly line of property conveyed to L.A. Morrissey by deed of record in Book 1020, Page 158, said Register's Office, the following calls:

N 03° 31' 20" E, 915.74 feet to an iron pin;
S 84° 32' 48" E, 346.84 feet to an iron pin;
N 24° 08' 07" W, 982.32 feet to a 24" Hickory;
N 27° 46' 44" W, 455.71 feet to a concrete monument;
N 74° 49' 54" W, 302.16 feet to an iron pin;

N 31° 13' 41" W, 401.14 feet to an iron pin in the southerly line of property conveyed to James T. Hardin by deed of record in Book 6279, Page 960, said Register's Office;

Thence with the said southerly line, the following calls:

N 52° 07' 13" E, 523.66 feet to an iron pin;
N 77° 34' 39" E, 262.65 feet to an iron pin;
N 84° 30' 07" E, 134.43 feet to an iron pin;

Thence, with the westerly line of property conveyed to Carl Ann Edde by deed of record in Book 4507, Page 877, said Register's Office, the following calls:

S 20° 55" 33" E, 786.55 feet to an iron pin;
S 78° 18' 33" E, 272.63 feet to an iron pin;
S 25° 33' 46" E, 503.86 feet to a fence corner;

Thence, with the westerly line of property conveyed to Danny W. Beasley by deed of record in Book 6765, Page 497, said Register's Office, S 26° 02' 18" E, 316.49 feet to an iron pin in the centerline of Sullivan Hollow Road;

Thence with the westerly line of property conveyed to Hugh Fisk by deed of record in Book 2921, Page 445, said Register's Office, the following calls:

S 26° 52' 51" E, 480.42 feet to a point;
S 23° 02' 41" E, 362.24 feet to a point;
S 25° 16' 36" E, 682.71 feet to a stake at a fence corner;

Thence, with a portion of the westerly line of property conveyed to Carson Eugene Hazelwood by deed of record in Book 6424, Page 117, said Register's Office, S 24° 24' 43" E, 173.56 feet to the point of beginning.

Containing 3,012,270 square feet or 69.15 acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

Being part of the Ralph E. Young property as described in Book 5823, Page 614, Davidson County, Tennessee and lying in the 2nd Civil District, and being on Sullivan Hollow Road approximately 1 mile west of Old Charlotte Pike, and described as follows:

Beginning at a point in the center of Sullivan Hollow Road said point being N 26° 52' 51" W 12.66 feet from an existing Iron Pin by a fence corner; thence with the center of Sullivan Hollow Road, S 67° 01' 48" W 252.00 feet to an Iron Pin set in the center of said road; thence, leaving said road N 26° 02' 18" W 346.15 feet to an Iron Pin set in a field; thence N 67° 01' 48" E 252.25 feet to an Iron Pin in a fence; thence S 25° 33' 46" E 29.65 feet to a fence post; thence S 26° 02' 18" E 316.49 feet to the point of beginning and containing 2.000 acres more or less.

Map and Parcel No: 113-00-0-181.00

Being part of the Ralph E. Young property as described in Book 5823, Page 614, Davidson County, Tennessee and lying in the 2nd Civil District, and being on Sullivan Hollow Road approximately 1 mile west of Old Charlotte Pike, and described as follows:

Beginning at a point in the center of Sullivan Hollow Road said point being N 26 deg. 52' 51" W 12.66 feet from an existing Iron Pin by a fence corner; thence with the center of Sullivan Hollow Road, S 67 deg. 01' 48" W 252.00 feet to an Iron Pin set in the center of said road; thence, leaving said road N 26 deg. 02' 18" W 346.15 feet to an Iron Pin set in a field; thence N 67 deg. 01' 48" E 252.25 feet to an Iron Pin in a fence; thence S 25 deg. 33' 46" E 29.65 feet to a fence post; thence S 26 deg. 02' 18" E 316.49 feet to the point of beginning and containing 2.000 acres more or less.