Karen Johnson Davidson County
Batch# 562690 DEEDQC
01/27/2021 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $148.00
20210127-0012322

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Darin ~~Davison~~ Davidson	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 1055 Ridgecrest Dr.	(STREET ADDRESS) "	015-00-0-088.00
(CITY) (STATE) (ZIP) Goodlettsville, TN 37072	(CITY) " (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **College Street Properties, LLC,** Grantor, does hereby quitclaim and convey unto **Darin ~~Davison~~** Davidson the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to College Street Properties, LLC by Deed from Billie Jean Randolph, unmarried, of record in Instrument No. 201704130036143, Register's Offices for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $40,000.00

Subscribed and sworn to before me this the 15th day of December, 2020.

Affiant

My commission expires: 3/21/22
(Affix Seal)

Notary Public

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Witness my hand this 15th day of December, 2020.

College Street Properties, LLC
By: Winston Templet, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Winston Templet, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Manager, **of College Street Properties, LLC**, within named bargainor, and that he/she, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of Winston Templet, as Manager.

Witness my hand and official seal, at office in Goodlettsville, Tennessee, this 15th day of December, 2020.

Notary Public

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

My commission expires: 3/21/22

Exhibit A

TRACT ONE

Being the 14th, formerly 24th Civil District of said County, being part of Tract No. 6 on the Map of Subdivision of the Weaver-Harris, et al Lands, as of record in Book 2, page 183, Chancery Court at Nashville, described according to a survey by C. J. Carney, Surveyor, Oct. 13, 1960, as follows:

BEGINNING at a point in Union Hill Road, 437 feet, more or less, west of the southeast corner of Tract No. 6 on said Plan, same being the southeast corner of land conveyed to George S. Brent and Charles A. Gentry, by deed of record in Book 3133, page 501, Register's Office for said County; thence north 7° east 420 feet to a point; thence south 88° 30' west 370 feet to a point; thence south 48° west 500 feet to a point; thence south 30° west 404 feet to a point; thence south 66° 30' east 363 feet to a point; thence north 22° east 394 feet, more or less, to a point,· thence north 60" 15' east 178.2 feet to a point; thence north 88° 15' 99 feet to a point in Union Hill Road; thence south 75° east 150 feet, more or less, to the point of beginning.

TRACT TWO

Being situated on the 14th, formerly 24th Civil District of said County, and being part of Tract No. 6 on the Map of the Subdivision of the Weaver-Harris et al lands, as of record in Plan Book 2, page 183, Chancery Court at Nashville, described according to a survey made by C. J. Carney, dated June 20, 1963, as follows:

BEGINNING at a point in the center of Wilkinson Road, said point being the northwest corner of a tract of land conveyed to James H. King and wife, by deed of record in Book 3612, p. 510, Register's Office for said County; thence south 67° 30' east 365 feet to a point; thence north 30° east 333 feet to a point; thence north 48° east 500 feet to a point; thence north 76° west 437 feet to a point; thence north 67° 30' west 100 feet to a point in the center of Wilkinson Road; thence with the center line of said Wilkinson Road, south 27° west 101.6 feet; south 28° west 57.4 feet; south 12° 30' west 189.7 feet; south 21° west 160.9 feet; south 30° west 131.2 feet and south 40° west 95 feet, more or less, to the point of beginning, containing 6.5 acres, more or less.

Included in the above description but expressly excluded from this conveyance is the following tract of land:

BEGINNING at iron pin new situated in the Northwesterly right-of-way line of Union Hill Road. The said pin being the Southwest corner of the Charles E. Harvison property, as of record in Book 8184, Page 16, Register's Office for Davidson County, Tennessee. The said pin also being the Southeast corner of the property described herein; thence, with the said right-of-way line, with a curve to the left, the said curve having a delta angle 82 deg. 40 min. 27 sec., a radius of 410.00 feet, a chord bearing of South 63 deg. 34 min. 37 sec. West, a chord distance of 541.60 feet, for a total arc length of 591.60 feet to an iron pin new; thence with a chord severance line, the following bearings and distances; thence, North 33 deg. 37 min. 27 sec. West, 473.22 feet to an iron pin new; thence, North 43 deg. 36 min. 04 sec. East, 240.65 feet to an iron pin new; thence, North 79 deg. 08 min. 53 seq. East, 270.77 feet to a concrete monument old, the said monument being the Southeast corner of the Charles D. Morris, Jr. etux property, as of record in Book 3892, page 138, Register's Office for Davidson County, Tennessee, and being the Southwest corner of the Charles D. Morris, Jr. property as of record in Book 3505, page 3, Register's Office for Davidson County, Tennessee; thence, with the said Morris property, North 89 deg. 02 min. 27 sec. East, 369.57 feet to a concrete monument old, the said monument being the northwest corner of the said Harvison property; thence with the said Harvison property, South 08 deg. 02 min. 44 sec. West, 388.30 feet to the point of beginning, containing 296,219 square feet or 6.800 acres, more or less.

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY