QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 597883 DEEDQC
03/23/2021 11:05:13 AM 6 pgs
Fees: $32.00 Taxes: $0.00

20210323-0038062

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 2021

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sammy K. Said & Marian Fangary	**Same**	
(NAME)	(NAME)	
7060 Red Apple Road		**15000003800** **15000038000** **15000003700** **15000003900**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP & PARCEL NUMBERS

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SAMMY K. SAID AND WIFE, MARIAN FANGARY ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

SAMMY K. SAID AND WIFE, MARIAN FANGARY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE ATTACHED EXHIBIT "A"

Witness our hands this the 23rd day of March, 2021.

Sammy K. Said

Marian Fangary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SAMMY K. SAID AND MARIAN FANGARY**, 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 and official seal, this the 23 day of March, 2021.

Notary Public

My Commission Expires:

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

EXHIBIT A-1

Map & Parcel No. 15000003900 (3157 Anderson Rd.)

Two tracts of land in the 2nd, formerly the 3rd Civil District of Davidson County, Tennessee, described together according to a survey made by George W. Watkins, Surveyor, September 3, 1959, and more fully described as follows:

Beginning at an iron pin at the southeast corner of the property conveyed to Hattie Mai Fergus, by deed from Thomas Alton Moore and wife, of record in Book 1284, page 608, Register's Office for Davidson County, Tennessee, said point being 1212 feet south of the center line of Anderson Road; thence South 3 deg. 1 west along a fence line 107 feet to an iron pin, a corner of the Lytton property; thence with the northerly line of said Lytton property, North 82 deg. West 242 ft.; thence South 75 deg. west 147 ft.; thence North 86 deg. west 373 ft. to an iron pin in the easterly line of the Foster property at a point 1944 feet north of the center line of Hamilton Church Road; thence with said line North 3 deg. East 160 feet, to an iron pin; formerly Wash Arnold's southwest corner, being 283 feet South of an iron pin in corner of the Hughs Corter property; thence South 78 deg. 45' East with what was formerly Wash Arnold's southerly line, 393 ft. to an iron pin at the southwest corner of said Fergus property; thence with the southerly line of said Fergus property south 78 deg. 45' East 366 ft. to the beginning, containing 2.66 acres, more of less.

Being the same property conveyed to Sammy K. Said and wife, Marian Fangary by Quitclaim Deed as of record in Instrument No. 20210310-0031164, Register's Office for Davidson County, Tennessee.

EXHIBIT A-2

Map & Parcel No. 15000039000 (0 Anderson Rd.)

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF TRACT 1 THIS SURVEY at A POINT ON THE EAST LINE OF PARCEL 15000003700, travel S 82-58-09 E 133.98' TO A POINT, THENCE S 7-13-33 W 70.65' TO A POINT, THENCE S 7-51-45 W 66.51' TO A POINT, THENCE S 7-32-05W 16.72' TO A POINT, THENCE S 5-53-01 W 104.55' TO A POINT, THENCE S 9-12-19 W 103.33' TO A POINT, THENCE S 5-16-40 W 89.30' TO A POINT, THENCE S 9-58-26 W 87.08' TO A POINT, THENCE S 7-25-00 W 92.02' TO A POINT, THENCE S 7-32-05 W 56.42' TO A POINT AT THE NORTHEAST CORNER OF PARCEL 15000003700, THENCE N 79-45-57 W 136.59' TO THE SOUTHWEST CORNER OF THIS TRACT, THENCE N 7-32-17 E 248.18' TO A POINT, THENCE N 7-32-17 E 348.81' TO A POINT, THENCE N 9-15-39 E 80.64' TO THE POINT OF BEGINNING, CONTAINING 93642.66 SF OR 2.15 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY ELKINS SURVEYING CO. DATED MARCH 8, 2018.

Being the same property conveyed to Sammy K. Said and wife, Marian Fangary by Quitclaim Deed as of record in Instrument No. 20210310-0031162, Register's Office for Davidson County, Tennessee.

EXHIBIT A-3

Map & Parcel No. 15000003800 (0 Anderson Rd.)

Beginning at the southwest corner of the property described herein being a point on the north property line of parcel 15000003700, Register's Office for Davidson County, Tennessee, travel thence along and with Kramer (15010025900) N 7-59-62 E 280.68', thence S 74-39-44 E 365.98' to an iron pin, thence s 7-32-17 W 248.18' to an iron pin, thence N 79-45-57 W 365.25' to the point of beginning, containing 96,214.9 SF OR 2.2 acres, more or less, according to a survey by Elkins Surveying Co. dated 11/12/2018.

Included in the following conveyance but Excluded from the above description, the following Private Utility Easement, 3157 Anderson Rd. Nashville, Tennessee Parcel ID: 1500003600, described as follows, to wit:

Beginning at an iron pin found at the northwest corner of 3157 Anderson Rd. at the Northeast corner of 3155 Anderson Rd being on the south margin of Anderson Rd., thence following the margin of Anderson Rd. travel S 81-03-46 E 20.00' to a point, thence S 7-26-19 W 274.04' to the beginning, containing 5475.6 sf or 0.1 acres, more or less, according to a survey by Elkins Surveying Co. dated March 8, 2018

Being the same property conveyed to Sammy K. Said and wife, Marian Fangary by Quitclaim Deed as of record in Instrument No. 20210310-0031161, Register's Office for Davidson County, Tennessee.

EXHIBIT A-4

Map & Parcel No. 15000003700 (0 Anderson Rd.)

Land in Davidson County, Tennessee being described as follows: Commencing at an iron pin found at the northwest corner of 3157 Anderson Road at the northeast corner of 3155 Anderson Road being on the South margin of Anderson Road, thence following the 3155 Anderson Road travel South 7 deg. 26' 19" East 272.04 to the true point of beginning at the northwest corner of the property described herein, travel thence South 82 deg. 33' 41" East 158.85 to an iron pin, thence South 6 deg. 40' 30" West 134.10 thence South 81 deg. 19' 32" East 108.00 to an iron pin, thence South 9 deg. 15' 39" West 101.94 to an iron pin, thence South 9 deg. 15' 39" West 80.64 to an iron pin, thence South 7 deg. 32' 17" West 348.81 to an iron pin, thence North 74 deg. 39' 44" West 365.98 to an iron pin, thence North 6 deg. 30' 12" East 299.19 to an iron pin, thence North 8 deg. 14' 46" East 221.03 to an iron pin, thence South 81 deg. 24' 19' East 102.00 to an iron pin, thence North 7 deg. 26' 19" East 100.47 to an iron pin at the true point of beginning containing 211749.1 SF or 4.9 acres, more or less, according to a survey by Elkins Surveying Co. dated March 8, 2018.

Included with the above property described but excluded from a fee simple conveyance is a perpetual easement for utility services hereby conveyed by Grantor to Grantee their heirs and assigns described as follows: beginning at an iron pin found at the northwest corner of 3157 Anderson Road at the northeast corner of 3155 Anderson Road being on the South margin of Anderson Road, thence following the margin of Anderson Road travel South 81 deg. 03' 46" East 20.00 to a point, thence South 7 deg. 26' 19" West 274.04 to a point, thence North 82 deg. 33' 41" West 20.00 to an iron pin, thence North 7 deg. 26' 19" East 272.04 to the point of beginning containing 5475.6 SF or 0.1 acres, more or less, according to a survey by Elkins Surveying Co. dated March 8, 2018.

Being the same property conveyed to Sammy K. Said and wife, Marian Fangary by Quitclaim Deed as of record in Instrument No. 20210310-0031163, Register's Office for Davidson County, Tennessee.