Karen Johnson Davidson County
Batch# 602894 DEEDQC
03/30/2021 11:26:45 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210330-0041626

THIS INSTRUMENT PREPARED BY:
MARTIN C. GINER, ATTORNEY
5336 POPLAR HILL ROAD
WATERTOWN, TN 37184
(615) 243-8587

QUITCLAIM DEED

****

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL NO.:
Steve and Jane Logan	Same	
9158 Saddlebow Drive		Map 159
Brentwood, TN 37027		Parcel 227

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledge Martin C. Giner, Trustee (the "Grantor") has bargained and sold by these presents does hereby transfer and convey unto Steve Logan and wife, Jane Logan as tenants by the entirety, (the "Grantees") herein their heirs and assigns, the following described tract or parcel of land, to wit:

See real estate description attached as "Exhibit A" and incorporated herein by reference.

This is unimproved property.

NOTE: The legal description set forth above is the same property description contained in the previously recorded instrument and no new boundary survey is available or performed in connection with this transaction. There has been no title search or title insurance purchased in connection with this transaction and Grantees assume the risk associated therewith.

2021 property taxes to be paid by Grantees.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26th day of March, 2021.

Martin C. Giner, Trustee and not otherwise

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martin C. Giner, Trustee, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26 day of March, 2021.

Rebecca Steed
Notary Public

My Commission Expires:

01/05/2025

REBECCA STEED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Martin C. Giner
Affiant

Sworn to and subscribed before me this 26th day of March, 2021.

Rebecca Steed
Notary Public

My Commission Expires:

01/05/2025

REBECCA STEED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, consisting of 40.221 acres described by survey of Michael V. Holmes dated December 9, 1997, No. 213, as follows:

A tract of land in the 16th Civil District of Davidson County, Tennessee. Said tract being located North of Old Hickory Boulevard.

Beginning at an iron pin along the Northern margin of Old Hickory Boulevard, being 2130 feet East of Granny White Pike. Said point being the southwest corner of a 50 foot wide right of way, the Carl A. Gardner property, as recorded in Deed Book 5513, page 481, of the Register's Office for Davidson County, Tennessee; thence along the West line of said right of way, North 03° 39' 44" West, 430.94 feet to an iron pin, the True Point of Beginning for this tract;

(1) Thence along the North line of the Third National Bank property (formerly Ann Gardner Brown), as recorded in Deed book 9348, page 68, of said Register's Office, South 82° 40' 00" West 208.88 feet to an iron pin, the Northeast corner of the Carol Gardner Transou property;

(2) Thence along the North line of said Transou property, South 82° 47' 42" West, 261.60 feet to an iron pin, the Northeast corner of the Alleen P. Gardner property, as recorded in Deed Book 1782, page 444, of said Register's Office;

(3) Thence along the North line of said Gardner property, North 66° 02' 18" West, 463.67 feet to an iron pin in the East line of the Charles Don Logan property, as recorded in Deed Book 8623, page 694, of said Register's Office;

(4) Thence along said East line, North 03° 10' 54" West, 420.16 feet to an iron pin;

(5) Thence along the North line of said Logan, South 89° 15' 27" West, 329.29 feet to a steel fence post, the Southeast corner of the James Gary Rice property, as recorded in Deed Book 5306, page 857, of said Register's Office;

(6) Thence along the East line of said Rice property, North 04° 43' 20" West, 25.83 feet to a concrete monument;

(7) Thence continuing along said East line, North 03° 59' 21" West, 288.54 feet to steel fence pipe in the East line of the James Gary Rice property, as recorded in Deed Book 9705, page 827, of said Register's Office;

(8) Thence continuing along said East line, North 07° 38' 09" West, 184.07 feet to an iron pin, the Southeast corner of Ottershaw Subdivision, as recorded in Plat Book 7900, page 678, of said Register's Office;

(9) Thence along the East line of said Ottershaw, North 05° 18' 07" West, 199.81 feet to an iron pin;

(10) Thence continuing along said East line, North 04° 34' 13" West, 140.69 feet to an iron pin;

(11) Thence continuing along said East line, North 86° 56' 18" West, 90.39 feet to an iron pin;

EXHIBIT A cont'd

(12) Thence continuing along said East line, North 05° 44' 36" West, 123.22 feet to an iron pin;

(13) thence continuing along said East line, North 02° 24' 36" West, 120.57 feet to an axle the Southeast corner of the Philip C. Moore property, as recorded in Deed Book 2148, page 381, of said Register's Office and also being the Northeast corner of said Ottershaw.

(14) Thence along the East line of said Moore property, North 02° 53' 26" West, 168.84 feet to an iron pin;

(15) Thence along the North line of said Moore property, South 89° 27' 17" West, 90.35 feet to an iron pin, the Southeast corner of the Lisa Alana Berry property, as recorded in Deed Book 8795, page 920, of said Register's Office;

(16) Thence along the East line of said Berry property, North 12° 56' 02" West, 254.00 feet to an iron pin, the Southwest corner of the Carl P. Gardner property, as recorded in Deed Book 7278, page 100, of said Register's Office;

(17) Thence along the south line of said Gardner property, North 70°52' 23" East, 224.05 feet an iron pin, the Southwest corner of the Jerry T. Whitehurst property, as recorded in Deed 5825, page 643, of said Register's Office;

(18) Thence along the South line of said Whitehurst property, North 81° 49' 28" East, 268.05 feet to a iron pin, the Southwest corner of the Larimore Foster property, as recorded in Deed Book 2904, page 380, of said Register's Office and also being the Southwest corner of the C. G. Luken property, as recorded in Deed Book 2438, page 195, of said Register's Office;

(19) Thence along the South line of said Luken property, North 61° 09' 32" East, 119.46 feet to an iron pin;

(20) Thence continuing along said South line, North 84° 11' 46" East, 125.69 feet to an iron pin in the West line of the Key Investments, Inc. property, as recorded in Deed Book 3162, page 161, of said Register's Office;

(21) Thence continuing along said West line, South 04° 41' 37" East, 365.74 feet to a steel pipe;

(22) Thence continuing along said West line, South 05° 12' 39" West, 98.76 feet to a steel pipe at a 40" oak tree;

(23) Thence continuing along said West line, South 56° 30' 15" East, 92.95 feet to an iron pin at an 18" tree;

(24) Thence continuing along said West line, South 52° 38' 28" East, 61.29 feet to a steel pipe;

(25) Thence continuing along said West line, South 48° 30' 34" East, 79.03 feet to an iron pin at a 12" oak tree;

(26) Thence continuing along said West line, South 39° 17' 36" East, 221.72 feet to a steel pipe;

(27) Thence continuing along said West line, South 36° 26' 44" East, 104.54 feet to an iron pin, the Northwest corner of a 50 foot wide right of way;

(28) Thence along the West line of said 50 foot wide right of way, South 18° 23' 56" East, 958.02 feet to an iron pin, in the North line of said 50' wide right of way, Carl A. Gardner property;

(29) Thence, along the West line of said Gardner's 50' wide right of way, South 25° 43' 52" East, 489.94 feet to the True Point of Beginning, thus containing 1,752,021.495 square feet or 40.221 acres.

BEING the same property conveyed to Martin C. Giner, Trustee by Warranty Deed of record Book 10715, Page 955, Register's Office for Davidson County, Tennessee.