Karen Johnson Davidson County
Batch# 618098 DEEDQC
04/19/2021 11:45:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210419-0051890

FROM: Vanco Long Term Facility, LLC, a Tennessee limited liability company

TO: Vanco Propco LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Vanco Propco LLC	SAME AS OWNER	02500013700
201 Jordan Road		
Franklin, TN 37067		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF ~~TENNESSEE~~ Michigan)
COUNTY OF Oakland)

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

Affiant – Mark T. Mitchell

Subscribed and sworn to before me, this the 16th day of March, 2021.

Notary Public

My Comm. Expires:

JEFFREY S. SILVERMAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires Aug. 30, 2023
Acting in the County of

STATE OF MICHIGAN JEFFREY S. SILVERMAN NOTARY PUBLIC COUNTY OF OAKLAND MY COMMISSION EXPIRES AUGUST 30 2023 ACTING IN THE COUNTY OF

QUITCLAIM DEED

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 and sufficiency of which are hereby acknowledged, VANCO LONG TERM FACILITY, LLC, a Tennessee limited liability company, formerly known as VANCO LONG TERM FACILITY, INC., a Tennessee corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto VANCO PROPCO LLC, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT 1

A TRACT OF LAND IN THE TENTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, CITY OF GOODLETTSVILLE, TENNESSEE. APPEARING ON TAX MAP 25 AS PARCEL 137, BEING THE SAME PROPERTY DEPICTED IN THE FINAL PLAT OF RIVERGATE MANOR SUBDIVISION RECORDED AS INSTRUMENT NOS. 200312160179600 AND 200312160179601 IN THE OFFICE OF THE REGISTER, DAVIDSON COUNTY, TENNESSEE, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A FOUND IRON PIN IN THE NORTHWESTERLY RIGHT-OF-WAY OF DICKERSON ROAD (U.S. 41, 31-W) SAID IRON PIN BEING LOCATED 40 FEET FROM THE CENTERLINE OF SAID ROAD, BEING THE SOUTHEASTERN CORNER OF CHARLES R. BURTON, JR. (BOOK 1725, PAGE 489, RODCT) AND BEING THE NORTHEASTERN CORNER OF THE TRACT DESCRIBED HEREIN; THENCE WITH THE NORTHWESTERN RIGHT-OF-WAY OF DICKERSON ROAD, TWO COURSES AS FOLLOWS: SOUTH 23 DEGREES 30 MINUTES 26 SECONDS WEST A DISTANCE OF 465.04 FEET TO A FOUND IRON PIN; THENCE SOUTH 23 DEGREES 57 MINUTES 58 SECONDS WEST A DISTANCE OF 270.03 FEET TO A FOUND IRON PIN AT A NORTHEASTERN CORNER OF COLONY, LTD. (BOOK 6079, PAGE 640, RODCT); THENCE WITH THE NORTHERN LINE OF COLONY, LTD., NORTH 66 DEGREES 06 MINUTES 04 SECONDS WEST A DISTANCE OF 294.30 FEET TO A FOUND IRON PIN; THENCE WITH THE EASTERN LINE OF COLONY, LTD., ALSO BEING THE CENTERLINE OF A TENNESSEE VALLEY AUTHORITY ELECTRIC LINE EASEMENT (BOOK 1153, PAGE 645, RODCT), NORTH 18 DEGREES 37 MINUTES 21 SECONDS WEST A DISTANCE OF 156.33 FEET TO A FOUND IRON PIN; THENCE WITH THE EASTERN LINE OF COLONY, LTD., NORTH 23 DEGREES 52 MINUTES 44 SECONDS EAST A DISTANCE OF 139.23 FEET TO A FOUND IRON PIN; THENCE WITH THE NORTHERN LINE OF COLONY, LTD., NORTH 68 DEGREES 15 MINUTES 55 SECONDS WEST A DISTANCE OF 40.61 FEET TO A FOUND IRON PIN; THENCE WITH THE EASTERN LINE OF COLONY, LTD., NORTH 11 DEGREES 16 MINUTES 19 SECONDS EAST A DISTANCE OF 322.42 FEET TO A FOUND IRON PIN IN THE SOUTHERN LINE OF MCFERRIN MISSIONARY BAPTIST CHURCH (INSTRUMENT NO. 200201080002643, RODCT); THENCE WITH THE SOUTHERN LINE OF MCFERRIN MISSIONARY BAPTIST CHURCH, SOUTH 84 DEGREES 20 MINUTES 42 SECONDS EAST, PASSING A FOUND IRON PIN ON LINE AT 171.11 FEET, SAID IRON PIN BEING THE SOUTHWESTERN CORNER OF BURTON, THENCE CONTINUING WITH THE SOUTHERN LINE OF BURTON FOR ANOTHER 364.00 FEET, FOR A TOTAL DISTANCE OF 535.11 FEET TO THE POINT OF BEGINNING, CONTAINING 6.594 ACRES.

SURVEYED BY DENNY A. BUSH, TENNESSEE RLS # 1577, ON JANUARY 13, 2004. BEARINGS ARE BASED ON TENNESSEE STATE PLANE GRID NORTH.

TRACT 2

EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN AGREEMENT FOR INGRESS-EGRESS EASEMENT BY AND AMONG, DAN F. SANDERS, WILLIAM H. BELL JR. AND JAMES W. AYERS, AS GRANTORS AND VANCO, INC. A TENNESSEE CORPORATION, AS GRANTEE, DATED MAY 25, 1978, RECORDED JUNE 14, 1978 IN BOOK 5298, PAGE 323 WHICH EASEMENT IS DESCRIBED AS FOLLOWS:

BEING A PORTION OF TRACT MNO. 3 ACCORDING TO AN UNRECORDED DUCRYE BY MARSHALL H. RAGAN, LICENSE NO. 332M DATED FEBRUARY 14, 1978, DESCROBED AS FOLLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY MARGIN OF DICKERSON PIKE;

SAID POINT NEING NORTH 19 DEGREES 32 MINUTES 00 SECONDS EAST, 142.97 FEET FROM THE NORTHEAST CORNER OF THE NASHVILLE ELECTRIC SERVICE PROPERTY AS RECORDED IN BOOK 2291, PAGE 153, REGISTER'S OFFICE FOR SAID COUNTY; THENCE NORTH 70 DEGREES 28 MINUTES 00 SECONDS WEST, 294.30 FEET TO AN IRON PIN; THENCE NORTH 19 DEGREES 32 MINUTES 00 SECONDS EAST 50 FEET TO AN IRON PIN; THENCE SOUTH 70 DEGREES 28 MINUTES 00 SECONDS WEST, 294.30 TO AN IRON PIN ON THE WESTERLY MARGIN OF DICKERSON PIKE; THENCE ALONG THE WESTERLY MARGIN OF DICKERSON PIKE, SOUTH 19 DEGREES 32 MINUTES 00 SECONDS WEST, 50.00 FEET T THE POINT OF BEGINNING.

This is property known as 813 South Dickerson Road, Goodlettsville, TN 37072.

[Signature page follows]

BEING THE SAME PROPERTY CONVEYED TO VANCO LONG TERM FACILITY, INC., A TENNESSEE CORPORATION BY DEEDS FROM MARGARET ELLIS BURTON; ROBERT F. BURTON; AND WILLIAM C. BURTON, OF RECORD IN INSTRUMENT NO. 200305300073342; AND FROM RIVERGATE MANOR, INC., A TENNESSEE CORPORATION, SUCCESSOR IN INTEREST TO VANCO, INC., UNDER ARTICLES OF MERGER MERGING VANCO, INC. INTO RIVERGATE MANOR, INC., OF RECORD IN INSTRUMENT NO. 200309240141179, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

WITNESS its hand this _____ day of _____, 2021.

GRANTOR:

WITNESS its hand this 6 day of April, 2021.

GRANTOR:

Vanco Long Term Facility, LLC, a Tennessee limited liability company

By _____
Name: Mark T. Mitchell
Title: Authorized Representative

STATE OF Michigan)
COUNTY OF Oakland)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark T. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged Mark T. Mitchell to be an Authorized Representative of Vanco Long Term Facility, LLC, the within named bargainor, a Tennessee limited liability company, and that Mark T. Mitchell as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Authorized Representative by Mark T. Mitchell as Authorized Representative.

Witness my hand and seal, at office in Birmingham, Michigan, this the 16th day of March, 2021.

_____
NOTARY PUBLIC

My Commission Expires: _____

JEFFREY S. SILVERMAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires Aug. 30, 2023
Acting in the County of _____

STATE OF MICHIGAN JEFFREY S. SILVERMAN NOTARY PUBLIC COUNTY OF OAKLAND ACTING IN THE COUNTY OF AUGUST 30, 2023

4817-8326-9599.1

True Copy Certification

I, Robert L. Nagy, 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

ROBERT NAGY

State of New Jersey

County of Mercer

Personally appeared before me, Rhonda Duer, a notary public for this county and state, Robert Nagy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rhonda L. Duer

Notary's Signature

My Commission Expires:_____

Notary Seal

RHONDA L. DUER
A Notary Public of New Jersey
My Commission Expires 5/26/2023