QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 636689 DEEDQC
05/14/2021 12:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210514-0065365

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of May, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-2-2024
(AFFIX SEAL)

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin Pike
Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Reeder Enterprises, Inc.	New Owner	007-00-0-124
210 N. Main St.		
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Daniel Reeder, a married man,** "the Grantor," by these presents does hereby quitclaim and convey unto **Reeder Enterprises, Inc.,** "the Grantees," their heirs and assigns, all my right, title, and interest in and to the following described tract of land in Davidson County, Tennessee:

TRACT 1

LAND in the 10th Civil District of Davidson County, Tennessee, as described to-wit:
BEGINNING at a spike on the east margin of US Highway 41 and in the center of a gravel road entering the Birdwell property; thence along said Highway North 25 deg. 10' West 660.0 feet to the southwest corner of the Lyles property; thence South 78 deg. East 740.0 feet to a point at the Birdwell east line fence; thence South 45 deg. West 625 feet to the beginning spike.

EXCLUSION: INCLUDED in the above described tract but expressly EXCLUDED from this conveyance is property taken by the State of Tennessee in Book 7667, Page 505, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point of intersection of the west margin of SR 11 (U.S. 41) and the north boundary of the Polly Mason property; thence with the north boundary North 75 deg. 30' East 385 feet more or less to a point; thence northwardly 80 feet more or less to a point; thence North 14 deg. 10' 15" West 62 feet more or less to a point; thence South 83 deg. 7' 26" West 191.64 feet to a point; thence North 34 deg. 51' 39" West 141.98 feet to a point, thence North 34 deg. 51" 39" West 583.36 feet to a point;

thence South 83 deg. 10' West 79 feet more or less to a point in the existing margin of SR. 11 (US. 41); thence southeastwardly with the said margin 863 feet more or less to the point of beginning.

TRACT II

LAND in the 11th Councilman District of Davidson County, Tennessee, more accurately described as follows:

BEGINNING at an existing highway monument in the easterly margin of U.S. Highway 41; said monument being the most southwest corner of herein described tract; thence with said monument, North 33 deg. 49' 53" West, 648.41 feet to a set iron pin; thence now leaving said margin, South 74 deg. 10' 06" East, 606.44 feet to a set iron pin; thence South 02 deg. 38' 37" West, 349.34 feet to a set iron pin; thence North 12 deg. 07' 38" West, 19.43 feet to a monument; thence South 77 deg. 33' 17" West, 210.21 feet to the point of beginning.

Being the same property conveyed to Daniel Reeder, a married man, from Edgar Eugene Dresslar, Jr., by Warranty Deed dated August 24, 2018 and recorded August 27, 2018 of record in Instrument No. 20180827-0084803, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1827 and 1837 Springfield Hwy, Goodlettsville, TN 37072.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set my hand this the 13 day of May, 2021.

Daniel Reeder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Daniel Reeder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 13 day of May, 2021.

My commission expires:
9-2-2024

Notary Public

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON