Karen Johnson Davidson County
Batch# 668246 DEEDQC
06/30/2021 10:18:56 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210630-0088599

This Instrument Prepared By:
David L. Kleinfelter
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel Nos.
First Cumberland Properties, Inc.	First Cumberland Properties, Inc.	043-10 0 120.00
1011 Cherry Avenue	1011 Cherry Avenue	043-10 0 125.00
Nashville, TN 37203	Nashville, TN 37203	043-10 0 126.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO and 00/100 Dollars ($0.00),

Affiant

SUBSCRIBED AND SWORN TO before me, on this 29th day of June, 2021.

Notary Public

LISA A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

My Commission Expires: 7-9-2022

THE PURPOSE OF THIS DEED IS TO COMBINE THE PROPERTY INTO PARCEL 043-10 0 120.00

For and in consideration of the sum of ZERO and 00/100 Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, Bixler Farms, LLC, a Tennessee limited liability company ("Bixler Farms"), and First Cumberland Properties, Inc., a Tennessee for profit corporation ("FCP" and collectively with Bixler Farms "Grantors"), do hereby quitclaim unto First Cumberland Properties, Inc., a Tennessee for profit corporation ("Grantee"), its successors and assigns, all of Grantors' right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described on Exhibit A, attached hereto and

incorporated herein by this reference together with all improvements, buildings, and structures located thereon, (collectively, the "Property").

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 29th day of June, 2021.

(Signatures appear on the following pages)

GRANTOR:

FIRST CUMBERLAND PROPERTIES, INC., a Tennessee corporation

By: _____
Phil Owen, its President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Stacy Angus, a Notary Public of said County and State, personally appeared Phil Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of FIRST CUMBERLAND PROPERTIES, INC., the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in the aforesaid county and state, this 29th day of June, 2021.

_____
Notary Public

My Commission Expires: 8-20-2024

STACY DAWN ANGUS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-20-2024

GRANTOR:

BIXLER FARMS, LLC, a Tennessee limited liability company

By: _____
Phil Owen, its President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Stacy Angus, a Notary Public of said County and State, personally appeared Phil Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of BIXLER FARMS, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President

Witness my hand and seal, at Office in the aforesaid county and state, this 29th day of June, 2021.

_____
Notary Public

My Commission Expires: 8-20-2024

STACY DAWN ANGUS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-20-2024

EXHIBIT A
PROPERTY DESCRIPTION

TRACT ONE:

BEING A CERTAIN TRACT OF LAND LYING IN THE NINTH COUNCIL DISTRICT OF MADISON, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL IS LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 45, NORTH 76 DEGREES 40 MINUTES WEST, 683 FEET FROM THE CENTERLINE INTERSECTION OF MCARTHUR DRIVE AND STATE ROUTE 45, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH & ASSOCIATES, ON THE NORTH SIDE OF A CHAIN LINK FENCE, IN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 45, AT THE SOUTHWESTERLY CORNER OF BIXLER FARMS, LLC, OF RECORD AS INSTRUMENT NUMBER 200702130018434, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE) AND BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, WITH SAID RIGHT-OF-WAY AND ALONG SAID FENCE, FOR THE NEXT THREE CALLS:

1) NORTH 84 DEGREES 30 MINUTES 37 SECONDS WEST, 405.06 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);

2) NORTH 79 DEGREES 14 MINUTES 41 SECONDS WEST, 265.92 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);

3) SOUTH 84 DEGREES 47 MINUTES 44 SECONDS WEST, 322.38 FEET TO AN IRON ROD (OLD), WITH CAP STAMPED, RAGAN-SMITH & ASSOCIATES, AT THE SOUTHEASTERLY CORNER OF OCTOBER HOMES, L.P., OF RECORD AS INSTRUMENT NUMBER 201002010007741, R.O.D.C.T.;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID OCTOBER HOMES, L.P., FOR THE NEXT FOUR CALLS:

1) NORTH 03 DEGREES 12 MINUTES 25 SECONDS WEST, 259.73 FEET TO AN IRON ROD (OLD), WITH CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

2) NORTH 06 DEGREES 59 MINUTES 50 SECONDS EAST, 231.37 FEET TO AN IRON ROD (OLD), WITH CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

3) SOUTH 83 DEGREES 01 MINUTES 05 SECONDS EAST, 49.50 FEET TO AN IRON ROD (NEW), WITH CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

4) NORTH 07 DEGREES 01 MINUTES 59 SECONDS EAST, 236.95 FEET TO AN IRON ROD (OLD), WITH CAP STAMPED, RAGAN-SMITH & ASSOCIATES IN THE SOUTHERLY LINE OF FIRST CUMBERLAND PROPERTIES, INC., OF RECORD AS INSTRUMENT

NUMBER 201509010088786, R.O.D.C.T., WHICH IS SHOWN AS LOT 4 ON THE PLAT ENTITLED, MADISON CHURCH OF CHRIST SUBDIVISION, OF RECORD AS INSTRUMENT NUMBER 201308290091466, R.O.D.C.T.;

THENCE, WITH SAID FIRST CUMBERLAND PROPERTIES, INC. AND SAID LOT 4 ALONG WITH LOT 5 OF SAID MADISON CHURCH OF CHRIST SUBDIVISION, SOUTH 83 DEGREES 00 MINUTES 11 SECONDS EAST, 320.19 FEET TO AN IRON ROD (OLD), WITH CAP STAMPED, RAGAN-SMITH & ASSOCIATES IN THE WESTERLY LINE OF MADISON SENIOR LIVING, LLC, OF RECORD AS INSTRUMENT NUMBER 201108310067648, R.O.D.C.T.;

THENCE, WITH SAID MADISON SENIOR LIVING, LLC, SOUTH 07 DEGREES 01 MINUTES 06 SECONDS WEST, 302.70 FEET TO AN IRON ROD (OLD), WITH CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

THENCE, CONTINUING WITH SAID MADISON SENIOR LIVING, LLC, SOUTH 83 DEGREES 00 MINUTES 41 SECONDS EAST, 617.47 FEET TO AN IRON ROD (OLD), WITH CAP STAMPED, RAGAN-SMITH & ASSOCIATES IN THE WESTERLY LINE OF BIXLER FARMS, LLC, OF RECORD AS INSTRUMENT NUMBER 200702130018434, R.O.D.C.T.;

THENCE, WITH SAID BIXLER FARMS, LLC, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 362.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 471,669 SQUARE FEET OR 10.83 ACRES, MORE OR LESS.

BEING A PART OF THE SAME PROPERTY CONVEYED TO BIXLER FARMS, LLC FROM MADISON CHURCH OF CHRIST BY WARRANTY DEED OF RECORD AS INSTRUMENT NUMBER 200511290143577, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH THE APPURTENANT EASEMENT RIGHTS CONTAINED IN EASEMENT AND MAINTENANCE AGREEMENT BETWEEN OCTOBER HOMES, L.P. AND BIXLER FARMS, LLC, DATED MARCH 1, 2010, OF RECORD IN INSTRUMENT NUMBER 20100317-0020036, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT TWO:

BEING LOT NOS. 4 AND 5 ON THE FINAL PLAT OF MADISON CHURCH OF CHRIST SUBDIVISION LOTS 1-5, OF RECORD IN INSTRUMENT NO. 20130829-0091466, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO FIRST CUMBERLAND PROPERTIES, INC. FROM MADISON CHURCH OF CHRIST BY WARRANT DEED OF RECORD AS INSTRUMENT NO. 20150901-0088786, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.