QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2021, ~~2020~~.

Notary Public

Commission Expires 11/5/2024

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
(Affix Seal)
WILLIAMSON COUNTY

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 682798 DEEDQC
07/23/2021 02:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210723-0099343

THIS INSTRUMENT WAS PREPARED BY:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Robert E. Wagner 1324 Barnes Rd Antioch, TN 37013	Same as Owner	Map 172 Parcel 133

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **Warner Partners LP, a Tennessee limited partnership** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **Robert E. Wagner, a single man** (hereinafter called the "Grantee"), and Grantee's heirs, successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point at the northeast corner of Parcel 1, Property Map 172-07, R.O.D.C., TN., thence N 46 deg 25 min 08 sec W 492.26 feet to a point;
Thence N 06 deg 45 min 23 sec E 428.91 feet to an iron pin;
Thence N 00 deg 43 min 25 sec E 104.43 feet to an iron pin;
Thence N 05 deg 37 min 16 sec E 146.24 feet to an iron pin;
Thence N 09 deg 57 min 55 sec E 124.55 feet to an iron pin;
Thence N 07 deg 35 min 15 sec E 10.94 feet to an iron pin;
Thence S 84 deg 54 min 53 sec E 230.16 feet to a concrete monument;
Thence S 16 deg 26 min 59 sec E 625.18 feet to an iron pin;
Thence S 25 deg 04 min 11 sec E 198.21 feet to an iron pin;
Thence S 41 deg 14 min 40 sec E 398.28 feet to a concrete monument;
Thence S 50 deg 57 min 54 sec E 66.06 feet to an iron pin;
Thence S 47 deg 40 min 40 sec W 214.74 feet to an iron pin in the right of way of an unimproved road;
Thence with said right of way with a curve to the right, having a central angle of 6 deg 21 min 56 sec, a radius of 450.00 and a length of 50.00' and a chord bearing of S 16 deg 44 min 44 sec E 49.97 feet to a point;
Thence S 76 deg 26 min 10 sec W 25.00 feet to the center of said road;
Thence with center of road with a curve to the left having a central angle of 15 deg 07 min 57 sec, a radius of 425.00', a length of 112.25' and a chord bearing of N 21 deg 07 min 44 sec W 111.92 feet to a point;
Thence N 28 deg 41 min 26 sec W 12.50 feet to a point;
Thence S 61 deg 18 min 45 sec W 25.00 feet to a point;
Thence N 28 deg 43 min 28 sec W 239.62 feet to an iron pin;
Thence S 56 deg 14 min 29 sec W 221.99 feet to the point of beginning
Containing 511,748.32 Sq. Ft. or 11.75 acres.

Being the same property conveyed to Warner Partners. LP, a Tennessee Limited Partnership by Quitclaim Deed dated August 26, 2011 from Edward Q. Warner, Jr. and Scott P. Warner, recorded August 29, 2011, in Instrument Number 201108290066537, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed by Warner Partners, LP to Grantee herein by Warranty Deed of record in Instrument No. 20210601-0073396 in said Register's Office.

This is unimproved property known as 0 Kinhawk Drive, Nashville, TN 37211.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or

adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto my hand this 26 day of May, 2021.

Warner Partners LP, a Tennessee limited partnership, Grantor

By: _____
Edward Quinn Warner, Jr, General Partner

By: _____
Scott Patrick Warner, General Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named Edwin Quinn Warner, Jr. and Scott Patrick Warner, with whom I am personally acquainted or proved upon satisfactory evidence, and who upon oath acknowledged themselves to be General Partners of Warner Partners, LP, a Tennessee limited partnership, the within named bargainor, and in my presence executed the foregoing instrument for and on behalf of said bargainor by signing the name of said bargainor by themselves as General Partners thereof, further upon oath acknowledging that they did so freely and voluntarily, for the purposes therein contained, being duly authorized so to do.

Witness my hand and official seal this 26 day of May, 2021.

SHANNON T. HILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 7, 2023

Commission Expires: _____

_____
NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

My Commission Expires: January 10, 2023

_____
Notary Signature

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5-26-2021.

Affiant
Date: July 21, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21 day of July, 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY