Karen Johnson Davidson County
Batch# 721218 DEEDQC
09/22/2021 09:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210922-0127136

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Phoenix Group, LLC 463 Dobbins Pike Gallatin, TN 37066	Phoenix Group, LLC 463 Dobbins Pike Gallatin, TN 37066	164-240.00 164-054.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **DAWIT FETENE** "the Grantor," conveys and quitclaims unto **Phoenix Group, LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Parcel 1: Beginning at an iron pin in the southwest corner of the property of William C. Tomlin, recorded in Book 4117, Page 862, of the Register's Office of Davidson County, Tennessee, being a part of the land in the 2nd Civil District of Davidson County, Tennessee, which was conveyed to William C. Tomlin and wife, Evelyn Tomlin, by Installment Deed of record in Book 4574, Page 562, of the Register's Office of Davidson County, Tennessee, thence with the radius of said road 107' to a point; thence north 807.59 feet to a point, with the 807.59 feet being the east most boundary line of Jerry W. Hughes, et ux; thence South 88 degrees 08 minutes East 107.82 feet to point; thence South 5 degrees 35 minutes West 815.2 feet to the point of beginning.

Parcel 2: Being Land in the 2nd Civil District of Davidson County, Tennessee and being a part of the same parcel of property conveyed to William C. Tomlin and wife, Evelyn J. Tomlin described as follows:

Commencing at an iron pin on the Southwest Corner of Tract II and being 170.62 feet from the Southwest corner of the property of Joe Fults; thence South 89 degrees 08 minutes 2 seconds 36.98 feet to a point ; thence North 5 degrees 36 minutes 52 seconds East 815.18 feet to a point; thence South 87 degrees 35 minutes 2 seconds East 199.11 feet to a point; thence South 11 degrees 14 minutes 32 seconds West 652.90 feet to a point; thence South 2 degrees 3 minutes 10 seconds East 165 feet to the point of beginning, this tract containing approximately 3.03 acres more or less.

With both Parcel 1 and Parcel 2 listed herein being the same property conveyed to Dawit Fetene by Warranty Deed from Rhonda Jean Gipson, Administrator of the Estate of Evelyn L. Tomlin of record in Instrument Number 20210609-0077594 in the Register's Office for Davidson, County, Tennessee, dated June 4, 2021, and recorded on June 9, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 20th day of September, 2021.

_____(SEAL)
Dawit Fetene

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said State and County, Dawit Fetene, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20th day of September, 2021.

_____
Notary Public
My commission expires: _____

Jonathan Paul Lucas, Esq
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires October 6, 2024

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 0.00.

_____
(Affiant)

_____
Notary Public My commission expires: _____

Jonathan Paul Lucas, Esq
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires October 6, 2024

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the 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 9/20/2021.

Affiant Signature

9/20/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/20/2021.

Notary's Signature

My Commission Expires:

