This instrument prepared by: Lynn Newcomb, Attorney at law
Post Office Box 44
Ashland City, TN 37015

DLJC Properties LLC

TO: Micheal J. Clem and Nancy L. Clem
5850 Clarksville Pike
Joelton TN 37080

SEND TAX BILLS TO: SAME

Map and Parcel 029 00 0 293.00

Karen Johnson Davidson County
Batch# 747424 DEEDQC
11/01/2021 03:14:37 PM 2 pgs
Fees: $13.00 Taxes: $296.00

20211101-0146165

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, DLJC Properties LLC, a Tennessee Limited Liability Company, Grantor herein, does hereby quitclaim and convey unto Micheal J. Clem, et ux, Nancy L. Clem, Grantees herein, their heirs, successors, and assigns, all its right, title and interest in the following described property:

> Beginning at a telephone pole in the northwesterly margin of U.S. Highway 41-A, corner of Service Station Lot; thence with the northwesterly line of said Service Station Lot, N 48 deg. 50' E 201.7 feet to an iron pin; thence S 30 deg. 22' E 244.8 feet to an iron pin; thence S 17 deg. 00' W 230 feet to a telephone pole in the northeasterly margin of said U.S. Highway 41-A; thence with said margin of said Highway Right-of-Way, N 38 deg. 16' W 197.67 feet to a telephone pole, and N 31 deg. 19' W 167 feet to the beginning.
>
> Being the same property conveyed to DLJC Properties, LLC from Danny Young and wife, Jeannie Young by deed of record at Instrument No. 20150323-0024730, Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 5850 Clarksville Pike, Joelton, TN 37080. The property is further described as Map and Parcel 029 00 0 293.00.

This conveyance is made subject to such liens, limitations and restrictions as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 28th day of October, 2021.

DANNY YOUNG FOR DLJC PROPERTIES LLC

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Danny Young 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 (or other officer authorized to execute the instrument) of DLJC PROPERTIES LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand, at office, this 28th day of Oct., 2021.

NOTARY PUBLIC

LYNN NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 3/6/24

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Nancy Clem
Affiant

SWORN to and subscribed before me,

this the 28th day of October, 2021.

NOTARY PUBLIC

LYNN NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 3/6/24

THIS DEED WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTOR AND NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THE DEED. ACCORDINGLY, THE PREPARER MAKES NO REPRESENTATIONS, OPINION OR WARRANTYAS TO THE STATUS OF TITLE OF THE PROPERTY DESCRIBED HEREIN.