Karen Johnson Davidson County
Batch# 750340 DEEDQC
11/05/2021 01:11:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211105-0148347

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Andreas Albert 4502 Stenberg Road Whites Creek, TN 37189	Same	038 00 0 155.00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Millstown Road, LLC, a Tennessee limited liability company ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys unto Jonathan Faught, Trustee ("Grantee"), and his successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

> Beginning at an existing iron pin in a gravel roadway, said pin being the Northeast corner of the property conveyed to John F. Stenberg by deed of record in Book 5613, page 559, of the Register's Office for Davidson County, Tennessee; Thence, North 6 degrees 42 minutes 02 seconds West, 614.20 feet to an iron pin, set this survey; Thence, North 43 degrees 45 minutes 20 seconds West, 810.75 feet to an iron pin, set this survey; Thence, South 80 degrees 16 minutes 00 seconds West, 100.0 feet to an iron pin, set this survey, in the easterly boundary of the property conveyed to Ruth C. Detchon and husband, Floyd A. Detchon, by deed of record in Book 2152, page 532, R.O.D.C.T.; Thence, North 9 degrees 44 minutes 00 seconds West, 541.28 feet to an iron pin; Thence, North 37 degrees 18 minutes 07 seconds East, 282.14 feet to an iron pin, set this survey; Thence, South 15 degrees 16 minutes 10 seconds East, 264.95 feet to an iron pin, set this survey; Thence, South 43 degrees 45 minutes 20 seconds East, 1548.05 feet to an iron pin, set this survey; Thence, South 6 degrees 42 minutes 02 seconds East, 822.0 feet to an iron pin, set this survey, in a gravel roadway; Thence, along, the gravel roadway, the following courses: 76 degrees 20 minutes 14 seconds West, 218.35 feet to an iron pin; North 49 degrees 08 minutes 10 seconds West, 115.0 feet to an iron pin; North 78 degrees 14 minutes 08 seconds West 36.59 feet to an iron pin; North 62 degrees 12 minutes 30 seconds West, 114.29 feet to an iron pin; North 71 degrees 07 minutes 36 seconds West, 134.35 feet to an

iron pin; North 43 degrees 53 minutes 02 seconds West, 31.22 feet to the point of beginning, containing 22.017 acres, more or less.

Being the same property conveyed to Millstown Road, LLC, a Tennessee limited liability company by Warranty Deed from Rita D. Felts dated March 5, 2021, of record in instrument 20210419-0051697, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easement of records.

This property is identified as 0 Stenberg Road, Whites Creek, TN 37189.

IN WITNESS WHEREOF, this the 2nd day of November, 2021.

Millstown Road, LLC, a Tennessee limited liability company

Andreas Albert, Member

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andreas Albert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Millstown Road, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

WITNESS MY HAND, and official seal this 2nd day of November, 2021.

JONATHAN FAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My commission expires: 6-14-2023

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Jonathan Faught, Trustee

Sworn and subscribed to before me this 2nd day of November 2021.

Notary Public

My Commission Expires: 6-14-2023

JONATHAN FAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON