Karen Johnson Davidson County
Batch# 750340 DEEDQC
11/05/2021 01:11:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211105-0148349

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 0 142.00

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, Andreas Albert ("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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 2nd District (Formerly 13th Civil District) of Davidson County, Tennessee. Described as follows:

Beginning at a point in the center of Stenberg Road 15' East of the end of the improved section of said road. The NW corner of the Bobel property as recorded in Book 5126, page 729 Register's Office Davidson County, Tennessee; thence leaving said road 58° 00' W. for 462.16 ft. to an iron pin; thence S24° 33' E. for 790.00 ft. to an iron pin the S-W corner of the Bobel property and the Waller's corner; thence S12° 00' E for 396.00 ft. to an iron pin the S-E corner of the herein described property; thence along Waller's northerly line and the South line of this property S80° 00' W. for 742.00 ft. to an iron pin and set rock the S-W corner of this property and a corner to Waller and Sue T. Viaches; thence along Viaches line N. 25° 00' W. for 115.50 ft; thence along an adjusted line between Viaches and this property N. 51° 00' W. for 660.00 ft. to an iron pin; thence N. 62° 00' W. for 296.00 ft. to an iron pin (by others) the N-E corner of the Viaches property and the S-E corner of the Davidson County Sportsmens Club Inc., property; thence N. 20° 23' W. for 890.00 ft. (adjusted bearing) to a corner iron pin stump of the Davidson

County Sportsmens Club property and the Carney property; thence N. 27° 01' E. for 200.00 feet to the S-W corner of the revised property of J. F. Stenberg; thence along the south line of J. F. Stenberg S70° 04' E. for 535.41 feet to an iron pin, the S-E corner of J.F. Stenberg property and the S. W. corner of the Bobel property as recorded in Book 4695, page 453, Register's Office, Davidson County, Tennessee; thence S 70° 48' E. along the South line of the Bobel property for 179.69 feet to an iron pin, the S-E corner of said Bobel property; thence along the easterly line of the Bobel property N. 28° 42'E. for 565.37 ft. to a point iron pin in a road, the N-E corner of the Bobel property; thence along said road S70° 53' E for 37.10 feet to a point in road; thence S41° 58' E for 115.00 to a point in said road; thence S69° 10' E. for 240.00 feet to a point in road; thence S45° 27' E. for 100.00 feet to a pin in the center of Stenberg Road; thence N86° 45' E. for 15.00 feet to the point of beginning and containing 46.20 acres, more or less, according to revised plat of Donald R. Carver, dated 3/15/80.

Being the same property conveyed to Andreas Albert by Warranty Deed from Lucille W. Stenberg dated September 30, 2015, of record in instrument 20151008-0102717, 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 4502 Stenberg Road, Whites Creek, TN 37189.

IN WITNESS WHEREOF, Andreas Albert has executed this Deed as of the 2nd day of November, 2021.

Andreas Albert

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of this County, Andreas Albert, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument 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