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Karen Johnson Davidson County
Batch# 750340 DEEDQC
11/05/2021 01:11:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211105-0148350

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 0 143.00

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:

Beginning at an iron pin in the center of an unnamed dirt road, said point being 480 feet, more or less, westerly from the centerline of Stenberg Road; thence South 28 deg 42 min West 565.37 feet to an iron pin; thence North 70 deg 48 min West 179.69 feet to an iron pin; thence North 18;deg 58 min. East 586.77 feet to an iron pin in the centerline of said unnamed road; thence with the centerline of said road South 44 deg 19 min East 31.22 feet to a point; thence South 71 deg 34 min East 134.40 feet to a point; thence South 62 deg 16 min East 114.42 feet to the point of beginning, and containing an area of 3.0 acres, more or less.

Being the same property conveyed to Andreas Albert by Quitclaim Deed from Lucille Stenberg dated March 7, 2016, of record in instrument 20160311-0023458, 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, Andreas Albert has executed this Quitclaim 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