Karen Johnson Davidson County
Batch# 750340 DEEDQC
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Fees: $22.00 Taxes: $0.00
20211105-0148351

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 0 143.00 038 00 0 142.00 038 00 0 155.00 038 00 0 156.00

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, Jonathan Faught, Trustee ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys unto Andreas Albert ("Grantee"), and his successors and assigns all of Grantor's rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

Tract 1— Map and Parcel 038 00 0 143.00

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 Jonathan Faught, Trustee by Quitclaim Deed from Andreas Albert dated November 5 2021, of record in instrument 20211105-0148347, Register's Office for Davidson County, Tennessee.

Tract 2 - Map and Parcel 038 00 0 142.00

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 Jonathan Faught, Trustee by Quitclaim Deed from Andreas Albert dated November 5th 2021, of record in instrument 20211105-0148348, Register's Office for Davidson County, Tennessee.

Tract 3- Map and Parcel 038 00 0 155.00

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 Jonathan Faught, Trustee by Quitclaim Deed from Andreas Albert dated November 5th 2021, of record in instrument 20211105-0148349, Register's Office for Davidson County, Tennessee.

Tract 4 - Map and Parcel 038 00 0 156.00

Land located in the 2nd Civil District of Davidson County, Tennessee, and the same is bounded and described by metes and bounds 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 33 degrees 34 minutes 33 seconds West, 121.09 feet to an iron pin; Thence, North 62 degrees 52 minutes 44 seconds West, 212.41 feet to an iron pin; Thence, North 88 degrees 52 minutes 15 seconds West, 280.13 feet to an iron pin; Thence, North 42 degrees 38 minutes 40 seconds West, 49.89 feet to an iron pin; Thence, North 9 degrees 44 minutes 00 seconds West, 952.47 feet to an iron pin, set this survey; Thence, North 80 degrees 16 minutes 00 seconds East, 100.0 feet to an iron pin, set this survey; Thence, South 43 degrees 45 minutes 20 seconds East, 810.75 feet to an iron pin, set this survey; Thence, South 6 degrees 42 minutes 02 seconds East, 614.20 feet to the point of beginning containing 10.0 acres, more or less.

Being the same property conveyed to Jonathan Faught, Trustee by Quitclaim Deed from Andreas Albert dated November 5th 2021, of record in instrument 20211105-0148350, 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, this the 3rd day of November, 2021.

Jonathan Faught, Trustee

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of this County, Jonathan Faught, Trustee, 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 24th day of November, 2021.

Notary Public

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6/21/2025

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

Andreas Albert

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn and subscribed to before me this 24 day of November 2021.

Notary Public

My Commission Expires: 6/21/2025