Prepared By:
Charlie R. Johnson, Esq.
Johnson, Murrell & Associates, P.C.
150 Court Avenue
Sevierville, Tennessee 37862

TAX ASSESSOR INFORMATION: **TAX MAP 049, PARCELS 141.00, 142.00, 143.00, 318.00**

Grantee/Person or agency responsible for payment of taxes:

Name: **Shular Tennessee Holding Company, LLC**
Address: **9475 Highway 49**
Gulfport, Mississippi 39503

FORM FOR OATH:

I/we, hereby swear or affirm that the actual consideration for this transfer, or value of the property of interest in property transferred, whichever is greater is **$0** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 28th day of October, 2021

Notary Public
My Commission Exp: October 25, 2023

CHARLIE R. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

RECORDING DATA:
Register's Office Use Only

Karen Johnson Davidson County
Batch# 750560 **DEEDQC**
11/08/2021 09:18:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20211108-0148641

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That **Michael L. Shular, Trustee for Whites Creek Development with Full Power to Sell or Encumber without Joinder of Beneficiaries and Without the Necessity of any Purchaser Looking to the Application of Proceeds,** known hereinafter as Party of the First Part, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby convey and quit claim unto, **Shular Tennessee Holding Company, LLC, a Tennessee Limited Liability Company,** Party of the Second Part, all his right, title and interest in and to the following described premises, to-wit:

TRACT ONE: Tax Map 049, Parcels 141.00, 142.00, and 318.00

SITUATED in the Twelfth (12th) Civil District of Davidson County, Tennessee, and being Tax Map 049, Parcels 141.00, 142.00, and 318.00, and being more particularly described as follows:

BEGINNING at an iron rod situated in the Southerly margin of Knight Road, said point also being the Northeast corner of the Jeffery and Cynthia Damon property of record in Instrument No. 20040629-

0076946 in the Register's Office for Davidson County, Tennessee; thence along said road, South 54 deg. 14 min.16 sec. East 369.64 feet to an iron rod; thence, along a curve to the left, having a central angle of 16 deg. 12 min. 54 sec., a radius of 1,098.89 feet, a tangent of 156.54 feet, a length of 310.99 feet, and having a chord which bears South 62 deg. 20 min. 42 sec. East, a distance of 309.95 feet to an iron rod; thence South 70 deg. 27 min. 09 sec. East 140.22 feet to an iron rod; thence along a curve to the right, having a central angle of 16 deg. 53 min. 53 sec., a radius of 1,061.19 feet, a tangent of 157.63 feet, a length of 312.97 feet, and having a chord which bears South 62 deg. 00 min. 13 sec. East 311.84 feet to an iron rod; thence South 53 deg. 33 min. 17 sec. East 431.62 feet to an iron rod; thence along a curve to the right, having a central angle of 42 deg. 25 min. 40 sec., a radius of 913.97 feet, a tangent of 354.76 feet, a length of 676.80 feet, and having a chord which bears South 32 deg. 20 min. 26 sec. East 661.44 feet to an iron rod; thence South 11 deg. 07 min. 36 sec. East 703.19 feet to an iron rod; thence along a curve to the left, having a central angle of 08 deg. 00 min. 00 sec., a radius of 1,457.93 feet, a tangent of 101.95 feet, a length of 203.57 feet, having a chord which bears South 15 deg. 07 min. 36 sec. East 210.90 feet to an iron rod; thence along a curve to the right, having a central angle of 04 deg. 13 min. 00 sec., a radius of 2,839.67 feet, a tangent of 104.54 feet, a length of 208.99 feet, and having a chord which bears South 17 deg. 01 min. 06 sec. East 208.94 feet to an iron rod; thence South 15 deg. 06 min. 54 sec. East 2.87 feet to an iron rod; thence, leaving said road, South 82 deg. 05 min. 05 sec. West 1,199.71 feet to an iron rod; thence South 16 deg. 57 min. 37 sec. East 970.48 feet to an iron rod; thence North 83 deg. 40 min. 24 sec. West 3,174.69 feet to an iron rod; thence North 07 deg. 32 min. 26 sec. East 2,559.89; thence South 83 deg. 38 min. 07 sec. East 1,127.74 feet to an iron rod; thence North 31 deg. 19 min. 34 sec. East 1,155.99 feet to the point of beginning and containing 229.555 acres of land.

SUBJECT TO any and all plats, easements, restrictions, and other matters of record as Instrument No. 200406150070810 in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Michael L. Shular, Trustee for Whites Creek Development by Warranty Deed from Owen Sanders and/or Elizabeth Ann Waggoner, Co-Trustees of the Clarice F. Sanders Family Trust dated April 28, 2006 and of record as Instrument No. 20060503-0051544 in the Register's Office for Davidson County, Tennessee.

Property Address: 3666 Knight Drive, Whites Creek, Tennessee 37189

TRACT TWO: Tax Map 049, Parcel 143.00

SITUATED in the Twelfth (12th) Civil District of Davidson County, Tennessee, and being Tax Map 049, Parcel 143.00, and being more particularly described as follows:

BEGINNING at an iron rod situated in the Westerly margin of Knight Road, said point also being the Northeast corner of the William Delancy, III property of record in Instrument No. 20040404-0404040 in the Register's Office for Davidson County, Tennessee; thence leaving said road, South 84 deg. 55 min. 53 sec. West 482.47 feet to an iron rod; thence South 05 deg. 01 min. 55 sec. East 96.00 feet to an iron rod; South 84 deg. 58 min. 05 sec. West 100.00 feet to an iron rod; thence South 04 deg. 54 min. 00 sec. East 163.98 feet to an iron rod; thence South 88 deg. 21 min. 15 sec. East 350.58 feet to an iron rod; thence South 19 deg. 19 min. 01 sec. East 201.12 feet to an iron rod; thence South 05 deg. 19 min. 29 sec. East 100.00 feet to an iron rod; thence South 85 deg. 27 min. 42 sec. West 165.39 feet to an iron rod; thence South 05 deg. 06 min. 13 sec. East 149.94 feet to an iron rod; thence South 84 deg. 42 min. 56 sec. West 1,126.71 feet to an iron rod; thence South 13 deg. 12 min. 00 sec. East 685.80 feet to an iron rod; thence North 83 deg. 29 min. 15 sec. West 1,046.43 feet to an iron rod; thence North 83 deg. 04 min. 44 sec. West 1,221.44 feet to an iron rod; thence North 82 deg. 52 min. 34 sec. West 949.31 feet to an iron rod; thence North 08 deg. 38 min. 04 sec. East 1,118.00 to an iron rod; thence South 83 deg. 40 min. 24 East 3,174.69 feet to an iron rod; thence North 16 deg. 57 min. 37 sec. West 970.48 feet to an iron rod; thence North 82 deg. 05 min. 05 sec. East 1,199.71 feet to an iron rod situated in the Westerly margin of Knight Road; thence South 15 deg. 02 min. 24 sec. East 784.91 feet to the point of beginning and containing 120.972 acres of land.

SUBJECT TO any and all plats, easements restrictions, and other matters of record.

BEING the same property conveyed to Michael L. Shular, Trustee for Whites Creek Development by Warranty Deed Stephen W. Erikson, Allan H. Carlson, Faelynn Monroe, Anne Carlson, married, William John Berg, Anne Kristine Carlson, Stephen Paul Conrad, and Karen Linnea Conrad Balmer and of record as Instrument No. 20060503-0051554 in the Register's Office for Davidson County, Tennessee.

Property Address: 3512 Knight Drive, Whites Creek, Tennessee 37189

WITNESS my hand this the 28th day of October, 2021.

WHITES CREEK DEVELOPMENT

X _____

By: Michael L. Shular
Its: Trustee

STATE OF TENNESSEE
COUNTY OF SEVIER

Personally appeared before me, the undersigned, a Notary Public, Michael L. Shular, 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, and who further acknowledged that he is the Trustee of the maker, WHITES CREEK DEVELOPMENT, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute the instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of October, 2021.

Charlie R Johnson

NOTARY PUBLIC

CHARLIE R. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

My Commission expires: October 25, 2023

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS AS TO THE STATUS OF TITLE OF THE PROPERTY DESCRIBED THEREIN.

J:\1JMA\Real Estate\Client Files\Shular, Michael (Holding Co Deeds)\Deeds\Davidson - 49-141 et al.DOC