AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 552908600-70894961

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 025-00-0-207

Karen Johnson Davidson County
Batch# 779704 DEEDQC
12/28/2021 08:53:42 AM 7 pgs
Fees: $37.00 Taxes: $0.00

20211228-0170238

QUIT CLAIM DEED

THIS DEED made and entered into on this 23 day of December, 2021, by and between **T and D Epoxy Coatings Inc.**, a mailing address of 23683 Cork Oak Circle, Murrieta, CA 92562, hereinafter referred to as Grantor(s) and **Donna Lee and Timothy Lee, wife and husband, as Tenants by the Entirety**, a mailing address of 23683 Cork Oak Circle, Murrieta, CA 92562, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1025 Hitt Lane, Goodlettsville, TN 37072

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: ~~2021015~~ 20211015-0138746, recorded on 10/15/2021 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF _____
COUNTY OF _____

Sworn to before me this _____ day of _____, 20____.

_____
Notary Public
My Commission Expires:_____

10/23/2021
Loose Certificate
Attached to Document WB

Name and address for person(s) responsible for taxes:

Donna Lee and Timothy Lee
23683 Cork Oak Circle
Murrieta, CA 92562

Name and address of property owner:

Donna Lee and Timothy Lee
23683 Cork Oak Circle
Murrieta, CA 92562

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

Subscribed and sworn to (or affirmed) before me on this 23 (Date) day of December (Month), 20 21 (Year), by

(1) Timothy Patrick Lee

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MAKI JENNIFER BOMBARD
Notary Public - California
Riverside County
Commission # 2243053
My Comm. Expires May 18, 2022

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Valuation affidavit

Document Date: 12/23/2021 Number of Pages: 5

Signer(s) Other Than Named Above: _____

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EXHIBIT A
LEGAL DESCRIPTION

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

Certain real property situated in the 10th Civil District of Davidson County, Tennessee, being described as Tract 2 on the survey of the Malone Property dated March 15, 1999, by Burns Consulting, Tennessee License No. 1053, and described as follows, to-wit:

Beginning at a new iron pin, being North 41 deg. 34' 55" West, 122.36 feet from the most North - Northeast corner of the Debra L. Cloud property as shown in Deed Book 9359, Page 533, Register's Office for Davidson County, Tennessee, in the western margin of Hitt Lane, the most North - Northeast corner of Tract 1, the most East - Northeast corner of this tract, thence along the line with Tract 1, South 77 deg. 27' 50" West, 187.84 feet to a new iron pin; thence continuing along the line with Tract 1, South 79 deg. 03' 50" West, 91.20 feet to a new iron pin; thence continuing along the line with Tract 1, South 54 deg. 05' 44" West, 22.63 feet to a new iron pin; thence continuing along the line with Tract 1, South 27 deg. 49' 58" West, 162.09 feet to a new iron pin; thence continuing along the line with Tract 1, South 31 deg. 28' 11" West, 288A5 feet to a new iron pin; thence continuing along the line with Tract 1 South 58 deg. 29' 45" West, 43.20 feet to a new iron pin; thence continuing along the line with Tract 1, South 02 deg. 37' 25" East 468.89 feet to a new iron pin; thence along a new line, South 87 deg. 22' 35" West, 435.08 feet to a new iron pin, the most South-Southeast corner of Tract 03; thence along the line with Tract 3, North 02 deg. 37' 25" West, 308.61 feet to a new iron pin; thence continuing along the line with Tract 3, North 63 deg. 56' 20" East, 210.50 feet to a new iron pin; thence continuing along the line with Tract 3, North 58 deg. 29' 45" East, 279.92 feet to a new iron pin; thence continuing along the line with Tract 3, North 31 deg. 28' 11" East 274.85 feet to a new iron pin; thence continuing along the line with Tract 3, North 27 deg. 49' 58" East, 172.17 feet to a new iron pin; thence continuing along the line with Tract 3, North 54 deg. 05' 44" East, 45.28 feet to a new iron pin; thence continuing along the line with Tract 3, North 79 deg. 02' 37" East, 101.65 feet to a new iron pin; thence continuing along the line with Tract 3, North 77 deg. 27' 50" East, 173.18 feet to a new iron pin, in the Western margin of Hitt Lane; thence along the Western margin of Hitt Lane, South 27 deg. 17' 54" East 48.88 feet to a point; thence continuing along the Western margin of Hitt Lane, South 41 deg. 34' 55" East, 3.13 feet to the beginning, containing 5.002 acres, more or less.

Together with and subject to the following described 30' wide perpetual utility and ingress/egress easement through Tract 5, 4 and 3, being described as follows, to-wit:

Beginning at a point, being South 14 deg. 14' 50" East 6.89 feet from the most East-Southeast corner of the James Warner Property as shown in Deed Book 10727, Page 703, Register's Office for Davidson County, Tennessee, in the western margin of Hitt Lane, the most North-Northeast corner of this easement; thence along the Western margin of Hitt Lane, South 14 deg. 14' 50" East 30.04 feet to a point; thence along a new line, South 78 deg. 36' 30" West, 191.44 feet to a point; thence continuing along a new line, South 69 deg. 45' 22" West, 132.23 feet to a point; thence continuing along a new line, South 50 deg. 13' 31" West, 72.00 feet to a point; thence continuing along a new line, South 23 deg. 57' 26" West 213.51 feet to a point; thence continuing along a new line, South 31 deg. 02' 53" West, 163.41 feet to a point; thence continuing along a new line South 03 deg. 07' 27" East, 45.37 feet to a point; thence continuing along a new line, South 21 deg. 02' 48" East 86.45 feet to a point; thence continuing along a new line South 58 deg. 29' 45" West, 30.51 feet to a point; thence continuing along a new line, North 21 deg. 02' 48" West 9671 feet to a point; thence continuing along a new line, North 03 deg. 07' 27" West 59.32 feet to a point; thence continuing along a new line, North 31 deg. 02' 53" East 170.77 feet to a point; thence continuing along a new line, North 23 deg. 57' 26" East, 111.36 feet to a point; thence continuing along a new line, North 27 deg. 45' 27" East, 124.24 feet to a point; thence continuing along a new line North 50 deg. 13' 31" East, 65.56 feet to a point, thence continuing along a new line, North 69 deg. 45' 22" East 139.72 feet to a point; thence continuing along a new line, North 78 deg. 36' 30" East, 192.27 feet to the beginning, containing 0.632 acres, more or less, as surveyed by Burns Consulting, Tennessee License No. 1053, dated 3/15/99.

The above described property is SUBJECT TO the following described 30' wide perpetual utility and ingress/egress easement for the benefit of Tract 1, being described as follows, to-wit:

Beginning at a point, being North 60 deg. 59' 19" East 459.07 feet from the northwest corner of this Tract, the

northeast corner of this easement, thence along a new line, South 21 deg. 02' 48" East, 75.44 feet to a point; thence along the line with Tract 1, South 02 deg. 37' 25" East, 94.93 feet to a point; thence along a new line, North 21 deg. 02' 48" West, 159.96 feet to a point; thence continuing along a new line, North 58 deg. 29' 45" East, 30.51 feet to the beginning, containing 0.081 acres, more or less, as surveyed by Burns Consulting under Tennessee License No. 1053, dated 03/15/99.

The foregoing description was prepared from a survey dated, March 15, 1999 by William M. Burns, Registered Land Surveyor, No. 1053.

This is the same description as in previous deed of record.

Subject to restrictions of record in Record Book 11404, Page 140, said Register's Office.

Subject to 30' wide perpetual Utility, Ingress & Egress Easement of record in Instrument No. 20210223-0021978, said Register's Office.

Subject to Grant of Easement and Assignment of Lease of record in Instrument No.20081216-0120496, said Register's Office.

Subject to Memorandum Lease of record in Book 9648, Page 749, said Register's Office.

Subject to Assignments of Lease Agreement of record in Book 11420, Page 715, said Register's Office.

Subject to Assignment and Assumption Agreement of record in Instrument No. 20010605-0058431, said Register's Office.

Subject to Memorandum of Ground Lease Extension Agreement of record in Instrument No. 20091030-0100285, said Register's Office

APN: 025-00-0-207

PROPERTY COMMONLY KNOWN AS: 1025 Hitt Lane, Goodlettsville, TN 37072

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

T and D Epoxy Coatings Inc.

BY _____
NAME: Tim Lee
TITLE: President

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public, of the state and county mentioned, personally appeared Tim Lee as President of T and D Epoxy Coatings, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of T and D Epoxy Coating Inc., the within named bargainer and that such president or officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in _____, this _____ day of _____, 20__.

_____
Notary Public
My Commission expires: _____

12/23/2021
Loose Certificate LB
Attached to Document

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside }

On December 23, 2021 before me, Maki Jennifer Bombard, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Tim Lee
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MAKI JENNIFER BOMBARD
Notary Public - California
Riverside County
Commission # 2243053
My Comm. Expires May 18, 2022

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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