Karen Johnson Davidson County
Batch# 784485 DEEDQC
01/04/2022 03:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220104-0001428

PREPARED BY:

Griffin S. Dunham
DUNHAM HILDEBRAND, PLLC
2416 21st Avenue South, Suite 303
Nashville, Tennessee 37212
615.933.5850

ADDRESS NEW OWNER:
Kylee L. Ervin,
Darkhorse Property Holdings, LLC
P.O. Box 272
Toledo, IL 62468

SEND TAX BILL TO:
New Owner

Map-Parcel Numbers:
031 00 0 166.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Kylee L. Ervin, Trustee under the COLOR ME SONNY LEGACY TRUST dated January 5, 2018 (hereinafter "Grantor") have this day bargained and sold and do by these presents sell, transfer and convey unto: DARKHORSE PROPERTY HOLDINGS, LLC a Tennessee Limited Liability Company (hereinafter "Grantee") its successors and assigns, all its right, title and interest in a certain lot or parcel of situated in Davidson County, Tennessee, more particularly, described as follows:

LAND in the First Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor # 823, dated June 17, 2005, and known as Job No. 050076, as follows:

BEGINNING at an existing iron pin on the easterly margin of Lickton Pike, said point of beginning being the northwest corner of this tract and also being the southwest corner of the Thomas Champion property of record in Book 8563, page 383, R.O.D.C., TN; thence with Champion's line, S 71 deg. 04 min. 17 sec. E 229.69 feet to a point in a creek; thence with the centerline of the said Creek the following calls: N 00 deg. 56 min. 33 sec. E 98.47 feet to a point; thence N 16 deg. 26 min. 59 sec. E 149.70 feet to a point; thence N 67 deg. 31 min. 46 sec. E 222.16 feet to a point; thence N 53 deg. 53 min. 43 sec. E 73.08 feet to a point; thence N 37 deg. 00 min. 13 sec. E 167.84 feet to a point; thence N 63 deg. 17 min. 10 sec. E132.58 feet to a point; thence leaving the center of said Creek, S 87 deg. 14 min. 45 sec. E 260.76 feet to an existing iron pin in the margin of Interstate Highway 24; thence with the margin of said Interstate Highway 24 and a curve to the left having a radius of 3024.78 feet and a long chord of 535.90 feet, said chord having a bearing of S 24 deg. 12min. 46 sec. E a distance along the curve of 536.60 feet to an iron pin; thence leaving the margin of Interstate Highway 24, S 83 deg. 35 min. 22 sec. W 1015.22 feet to an iron

pin set; thence N 85 deg. 37 min. 01 sec. W 213.94 feet to an iron pin set on the easterly margin of said Lickton Pike; thence with the margin of the said Pike, N 01 deg. 38 min. 02 sec. W 109.20 feet to the point of beginning, containing 9.49 acres, more or less.

Property being conveyed together with the benefit of a joint use ingress/egress easement as shown on the said survey and set forth in Easement and Maintenance Agreement recorded as Instrument No. 20050823-0100318, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Kylee L. Ervin, Trustee under the Color Me Sunny Legacy Trust dated January 5, 2018 by Quit Claim Deed from Kylee L. Ervin, Trustee under the Blackhorse Real Estate Trust dated May 23, 2017, of record in Instrument No. 20180118-0005508, Register's Office for Davidson County, Tennessee, dated January 5, 2018 and recorded on January 18, 2018; and further being the same property conveyed to Kylee L. Ervin, Trustee of the Blackhorse Real Estate Trust U/A dated May 23, 2017 by General Warranty Deed from Bennett C. Thomas and spouse, Patrick C. Parker, of record in Instrument No. 20170918-0095268, said Register's Office, dated September 13, 2017 and recorded on September 18, 2017.

The Subject Property is improved property known as 4777 Lickton Pike, Whites Creek, Tennessee 37189.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantors and Grantees. No title examination, survey, or settlement has been performed and the preparer of this quitclaim deed shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, I have hereunto set my signature this 16th day of December, 2021.

GRANTOR:

THE COLOR ME SUNNY LEGACY TRUST DATED JANUARY 5, 2018

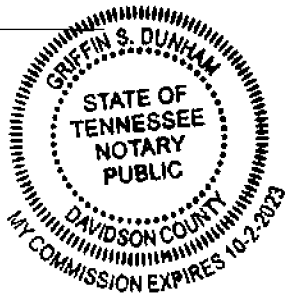
By: _____
Kylee L. Ervin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kylee L. Ervin, Trustee of the Color Me Sunny Legacy Trust dated January 5, 2018, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 16th day of December, 2021.

Notary Public
My commission expires:



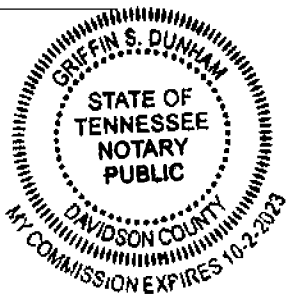
STATE OF TENNESSEE)
COUNTY OF WILLAMSON)

The actual value of consideration, whichever is greater, for this transfer is $0.00

AFFIANT

Subscribed and sworn to before me this
16th day of December, 2021.

Notary Public
My commission expires:



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 12/16/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12/16/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 **day of** December, **2** 021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM