(3)

Karen Johnson Davidson County
Batch# 800785 DEEDQC
02/04/2022 03:53:01 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220204-0013520

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 4 day of February, 2022.

NOTARY PUBLIC
My Commission Expires: 11-5-2024

TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:
Kipp Nashville
3410 Knight Drive
Nashville, Tennessee 37207

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL:
164-00-0-117.00
164-00-0-118.00
164-00-0-119.00
164-00-0-120.00
164-00-0-118.01
164-00-0-119.01

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Dennis Britt and wife, Lou Britt,** Grantors, hereby quitclaim, transfer, and convey all of their undivided right, title and interest to the hereinafter described property to **Kipp Nashville, a Tennessee nonprofit corporation,** Grantee. Said property conveyed herein is described as follows:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Kipp Nashville, a Tennessee nonprofit corporation, by Special Warranty Deed, from Dennis Britt and wife, Lou Britt, of record in Instrument No. 20220204-0013519, Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 4th day of February, 2022.

Dennis Britt

Lou Britt, by Dennis Britt her attorney in fact

Dennis Britt Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dennis Britt, with whom I am personally acquainted, (or who proved to me his identity on the basis of satisfactory evidence) who, upon oath, executed the foregoing instrument for the purposes herein contained.

This the 4th day of February 2022.

A. Scott Hubbard
Notary Public

My Commission Expires: 11-5-2024



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dennis Britt, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Lou Britt for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Lou Britt, and is authorized by Lou Britt to execute this instrument on her behalf.

This the 4th day of February 2022.

A. Scott Hubbard
Notary Public

My Commission Expires: 11-5-2024



EXHIBIT A

THE FOLLOWING DESCRIBED PROPERTY INCLUDES THE SAME PROPERTIES CONVEYED TO ROBERT DENNIS BRITT AND LOU BRITT BY DEEDS OF RECORD REFERENCED HEREON AND AS DESCRIBED IN THE TITLE COMMITMENT REFERENCED HEREON.

Being the following described real estate, situated within the THIRTY-THIRD COUNCIL DISTRICT of Davidson County, Tennessee, and being those properties, which were conveyed to Robert Dennis Britt and Lou Britt, by deeds of record in Book 9895, Page 3211 (Property 1), at Instrument Number 20141006-0092608 (Property 2), Book 8002, Page 915 (Property 3), Book 8263, Page 241 (Property 4), and Book 8131, Page 766 (Property 5 & Property 6) in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar with cap number 970 found at the northwest corner of Mayi, Instrument Number 20060324-0033812, being 27 feet south of the center of Pinhook Road, and being the northeast corner of Property 1 referenced herein; runs thence with Mayi and generally with a fence as follows:

South 04 degrees 17 minutes 49 seconds East, 459.57 feet to an axle found at the southeast corner of Property 1;

South 55 degrees 04 minutes 31 seconds West, 106.67 feet to an open top pipe found adjacent to a fence corner at the eastern corner of Iglesia Bautista Renancer, Instrument Number 20180109-0002976, being the southernmost corner of Property 1; thence with Iglesia Bautista Renancer and generally following a fence as follows:

North 64 degrees 57 minutes 12 seconds West, 364.42 feet to an axle found adjacent to a fence corner at the southwest corner of Property 1;

North 08 degrees 16 minutes 02 seconds West, 194.31 feet to a ¾-inch rebar found adjacent to a fence corner at the southeast corner of Property 2 referenced herein;

South 58 degrees 58 minutes 58 seconds West, 455.00 feet to a ½-inch rebar with cap set adjacent to a fence corner at the southwest corner of Property 2 and being the southeast corner of Property 3 referenced herein;

South 58 degrees 58 minutes 58 seconds West, 90.00 feet to a ½-inch rebar with cap set;

South 52 degrees 46 minutes 21 seconds West, 228.98 feet to a ½-inch rebar set next to a ¾-in rebar that was found in a completely disturbed condition at the eastern corner of the Greater Nashville Church, Inc., Instrument 20150213-0013416, and being the southernmost corner of Property 3; thence with the Greater Nashville Church and the southwest boundaries of Property 3, Property 6, and Property 4, all referenced herein, as follows:

North 36 degrees 49 minutes 53 seconds West, 554.42 feet to a 5/8-inch rebar found at the eastern corner of Rayburn, Et. Al., Instrument Number 20210203-0015797, being in the southwest boundary of Property 4; thence with Rayburn, Et. Al. North 35 degrees 13 minutes 55 seconds West, 209.77 feet to a ½-inch rebar found at the eastern corner of Spurlock Weist-Kincaid, Et. Al.; thence with Spurlock Weist-Kincaid, Et. Al. North 35 degrees 13 minutes 55 seconds West, 261.87 feet to a ½-inch rebar with cap set 25 feet from the center of Pinhook Road at the westernmost corner of Property 4; thence with the right-of-way of Pinhook Road as follows:
Along a curve to the right 54.26 feet, having a radius of 683.00 feet, and being subtended by a chord bearing and distance of South 84 degrees 09 minutes 10 seconds East, 54.25 feet;

South 81 degrees 52 minutes 36 seconds East, 415.23 feet to a 1-inch rebar found at the northeast corner of Property 4 and the northwest corner of Property 6;

South 81 degrees 45 minutes 11 seconds East, 291.47 feet to a ¾-inch rebar found at the northeast corner of Property 5 and the northwest corner of Property 3; thence with the north boundaries of Property 3, Property 2, and Property 1 South 81 degrees 49 minutes 46 seconds East, 920.83 feet to the Point of Beginning and containing 16.991 Acres, more or less, as surveyed by Ryan W. Beasley, Tennessee Registered Land Surveyor Number 2821, of Civil Infrastructure Associates, LLC, 307 Hickerson Drive, Murfreesboro, TN 37129 on September 1, 2021. Bearings and distances are based on the Tennessee State Plane Coordinate System, NAD 83.