Map and Parcel Number:

Send Tax Bills To:

Prime Lending
131 Maple Row Blvd. Suite C-300
Hendersonville, TN. 37075

This Deed Prepared by:
Sawnie R. Aldredge
Attorney at Law
P.O. Box 120713
Nashville, Tennessee 37212
(615) 385-4437

Address of New Owner is as Follows:

Benjamin Marshal Phillips
2274 Clay Lick Road
Whites Creek, Tennessee 37189

Karen Johnson Davidson County
Batch# 814523 DEEDQC
03/03/2022 08:14:12 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220303-0024007

QUITCLAIM DEED

I, Kari Lynn Phillips in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged do hereby Quitclaim unto Benjamin Marshal Phillips, all of my interest in the following described real estate lying in Davidson County, Tennessee, more particularly, described as follows:

Beginning at an iron pin (old) in the easterly margin of Clay Lick Road, the southwest corner of a tract of land, which belongs to Charles M. Knight, having a deed reference in Deed Book 8027, Page 829, Register's Office for Davidson County, Tennessee, the northwest corner of this tract, and continuing with the boundary of said tract of land which belongs to Charles M. Knight, as follows: N 26 degrees 15' 33" E, 458.89 feet to an iron pin (old) thence N 17 degrees 30' 56" E, 69.58 feet to an iron pin (old); thence, N 13 degrees 03'29" W 122.29 feet to a 6" tree at a fence corner, a corner of said tract of land, which belongs to Charles M. Knight, and a corner of a tract of land, which belongs to D.B. Luster, having a deed reference in Deed Book 1717, Page 594, Register's Office for Davidson County, Tennessee; thence, N 01 degrees 05' 06" E 44.77 feet to an iron pin (old); in the southerly boundary of a tract of land, which belongs to D.B. Luster, the southwest corner of a tract of land, which belongs to David R. Settles, having a deed reference in Deed Book 7983, Page 570, Register's Office for Davidson County, Tennessee; thence N 43 degrees 20' 12" E 565.19 feet to an iron pin (new); in the

southerly boundary of said tract of land, which belongs to David R. Settles; thence, with a new line as follows: S 46 degrees 39' 48" "E 153.85 feet to an iron pin (new); thence, S 10 degrees 07' 43" E 380.59 feet to an iron pin (new); thence, S 24 degrees 16' 00" E 552.69 feet to an iron pin (new); thence, S 39 degrees 02' 06" W 50.00 feet to an iron pin (new); thence, N 50 degrees 57' 50" W 400.00 feet to an iron pin (new); thence, N 71 degrees 41' 55" W 141.23 feet to an iron pin (new); thence, S 60 degrees 00' 00" W 234.79 feet to an iron pin (new); thence, S 44 degrees 47' 15" W, 355.02 feet to an iron pin (new), in the easterly margin of Clay Lick Road; thence, N 54 degrees 51' 29" W 75.00 feet to the point of beginning, containing 10.02 acres, as surveyed by Steven E. Artz, Tennessee, License No. 1708 d/b/a Steven E. Artz and Associates Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, May 21, 2011.

INCLUDED in this CONVEYANCE is an Ingress, Egress and Utility Easement, which serves the above-described tract of land being more particularly described as follows: BEGINNING at a point, said point being located from an iron pin (old) in the easterly margin of Clay Lick Road, the southwest corner of a tract of land, which belongs to Charles N. Knight, having a deed reference in Deed Book 8027, Page 829, Register's Office for Davidson County, Tennessee; S 54 degrees 51' 29" E 75.00 feet; thence, N 44 degrees 47' 15" E 187.46 feet to the POINT OF BEGINNING, the most northerly corner of this easement, and continuing with the new line as follows: N 44 degrees 47' 15" E 23.44 feet; thence, S 76 degrees 37' 55" E 10.99 feet; thence, N 89 degrees 07' 23" E 57.05 feet; thence, S 85 degrees 57' 38" E, 56.04 feet; thence, S 80 degrees 26' 53" E 29.96 feet; thence, N 89 degrees 29' 10" E 180.28 feet; thence, N 48 degrees 10' 45" W 123.42 feet; thence, N 51 degrees 24' 17" W 102.09 feet; thence, N 60 degrees 0' 00" E 21.46 feet; thence, S 51 degrees 23' 56" E 95.38 feet; thence, S 48 degrees 10' 45" E 91.30 feet; thence, S 76 degrees 44' 34" E 89.40 feet; thence, S 08 degrees 37' 34" W 66.66 feet; thence, N 54 degrees 37' 09" W 36.96 feet; thence, N 75 degrees 38' 55" W 35.09 feet; thence, S 89 degrees 29' 10" W 184.14 feet; thence, N 80 degrees 26' 53" W 30.76 feet; thence, N 85 degrees 57' 38" W 54.22 feet; thence, S 89 degrees 07' 23" W 58.69 feet; thence, N 76 degrees 37'55" W 25.70 feet to the point of beginning, containing 0.35 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708 d/b/a Steven E. Artz and Associates Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, May 21, 2001.

Also, INCLUDED in this CONVEYANCE and this CONVEYANCE is further MADE SUBJECT TO that certain 20-foot Ingress, Egress, and Utility Easement and Mutual Maintenance Agreement between the owners of the above 10.02 acre tract, being Tract 3 on the herein reference survey, the owners of Tract 2 on said survey and being more

particularly described in Deed of record in Instrument N. 20040102-0000823, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Benjamin Marshal Phillips and wife, Kari Lynn Phillips, by warranty deed from John G. Elliott and wife, Carol P. Elliott, of record in Instrument No. 20161227-0135520, Register's Office for Davidson County, Tennessee.

Kari Lynn Phillips

ACKNOWLEDGMENT

STATE OF TEXAS)
COUNTY OF DALLAS)

On December 14, 2021, before me, Kari Lynn Phillips personally appeared Kari Lynn Phillips personally known to me (or provided to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and seal, at office, this 14th day of December, 2021

Becky C. Baber
Notary Public

BECKY C BABER
Notary Public, State of Texas
My Commission Expires
July 12, 2025
NOTARY ID 316572-8

My Commission Expires: 7-12-25

STATE OF TEXAS)
COUNTY OF DALLAS)

I affirm that the actual consideration or value, whichever is greater, for this transfer is Ten Dollars ($10.00).

Kari Lynn Phillips

On December 14, 2021, before me Kari Lynn Phillips, personally appeared Kari Lynn Phillips, personally known to me (or provided to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal, at office this 14th day of December, 2021

Becky C Baber
Notary Public

My Commission expires: 7-1-25

BECKY C BABER
Notary Public, State of Texas
My Commission Expires
July 12, 2025
NOTARY ID 316572-8