Karen Johnson Davidson County
Batch# 815567 DEEDQC
03/04/2022 11:32:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220304-0025014

PREPARED BY:
Gore & Reynolds, PLLC
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00.

BLAKE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

AFFIANT

Subscribed and sworn to before me
this 23rd day of February, 2022

NOTARY PUBLIC
My Commission Expires: 7-11-22

ADDRESS OF NEW OWNER:
EARHART ROAD LLC
3032 Earhart Road
Hermitage, TN 37076

SEND TAX BILLS TO:
SAME.

Map/Parcel: 098000005.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, **Jeremy Michael, a married man**, hereinafter called the Grantor, for the purpose of transferring the entire ownership interest in the subject real property, hereby remise, release and quitclaim unto **EARHART ROAD LLC, a Tennessee limited liability company**, hereinafter called the Grantee, all of the Grantor's rights, titles and interests in and to real property in the State of Tennessee more particularly described on **"Exhibit A"** attached hereto and incorporated herein by reference.

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

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.

[The remainder of this page has been left blank intentionally; signature page(s) to follow]
Witness my hand this 21st day of February, 2022.

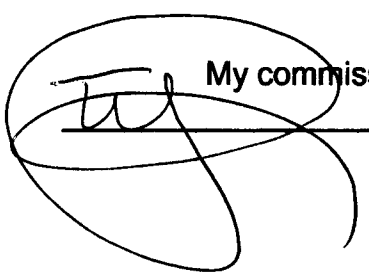
Jeremy Michael



STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Jeremy Michael, 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 for the purposes therein contained.

Witness my hand, at office, this 21st day of February 2022.



My commission expires: 03/06/24

Notary Public

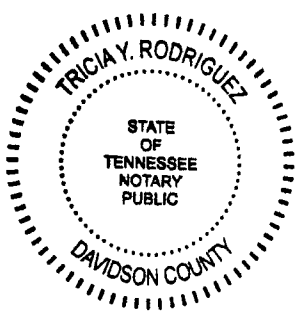


EXHIBIT A

Legal Description

Land situated in the Fourth Civil District of Davidson County, Tennessee.

Beginning at an iron pin located in the center of Earhart Pike, being the Clifford Graves southeast corner, thence south with the center of said pike 438 feet to an iron pin located in the center of said Pike, thence in a westerly direction 218 feet to an iron pin driven in the ground, thence north in a straight line 471 feet to an iron pin, being the Clifford Graves southwest corner, thence east with the Clifford Graves south boundary line to the beginning, containing 2.25 acres, more or less.

Included in the above legal description but that expressly excluded from this conveyance is the following tract of land conveyed to Leonard D Peek and wife, Bonnie S. Peek or Bonnie Rae Peek of record in Book 2548, Page 89, Being situated in the 4th Civil District and described as follows:

Beginning at an iron pin located in the center of Earhart Pike being Clifford Graves southeast corner, thence with the center of said Pike south 3 degrees west 115 feet to an iron pin in the center of said Pike; thence north 78 degrees 20 minutes west 217.7 feet to an iron pin in M.P. Sullivan's east boundary line; thence north 3 minutes 20 degrees east 115 feet to the southwest corner of Clifford Graves property; thence south 78 degrees 20 minutes east 217 feet to the point of beginning.

Being the same property conveyed to Jeremy Michael, a married man, by Warranty Deed from John Hafner, an unmarried man, dated October 30, 2020, and recorded November 3, 2020, of record in Instrument 20201103-0128737, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as **3032 Earhart Road, Hermitage, TN 37076**.