Karen Johnson Davidson County
Batch# 843658 DEEDQC
04/21/2022 03:35:48 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220421-0046439

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

CONSIDERATION CERTIFICATE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $0.00 and other good and valuable consideration.

Affiant

Subscribed and sworn to before me this the 21st day of April, 2022.

CANDACE CROOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

Notary Public

Commission Expires: 3/7/2023

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
T & M Development LLC 3703 Fairmont Pike Signal Mountain, TN 37377 Attn: Michael Lohmann	[SAME]	10301011300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Mack Props, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and by these presents does hereby transfer, quitclaim, and convey unto **T & M Development LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly set forth and described as follows:

Lot 13 of Section 5 of the Unrecorded John B. Cowden Subdivision. Said property being more particularly described as follows:

Lot 13 - Section 5, John B. Cowden Subdivision

Beginning at a capped iron rod new, in the Northerly margin of Hill Circle at a distance of 20 feet from the center of the said Hill Circle, said rod being the Southwest boundary corner of lot 12 of section 5 of the unrecorded John B. Cowden Subdivision; thence with the said Northerly margin, South 72 deg 41 min 47 sec West, at a distance of 15.68 feet to a point; thence with a tangent curve to the right, having a radius of 1,021.73 feet, an arc length of 81.09 feet and a chord bearing of South 74 deg 58 min 13 sec West, at a chord distance of 81.07 feet to the Western edge of a 18 inch locust, being the Southeast boundary corner of the Herman H. Stevens, Jr. et ux property, as evidenced in Deed Book 4979,
Page 824, R.O.D.C., TN.; thence with the East boundary line of the said Stevens property and generally with an old fence, North 01 deg 42 min 53 sec West, at a distance of 144.11 feet to a capped iron rod new in a rock pile, being the Southwest boundary corner of the James E. Cowden property, as evidenced in Instrument No. 20020530-0065437 R.O.D.C., TN.; thence with the South boundary line of the said Cowden property, North 74 deg 20 min 55 sec East, at a distance of 59.41 feet to a capped iron rod new, being the Northwest boundary corner of the said lot 12; thence with the West boundary line of the said Lot 12, South 16 deg 43 min 27 sec East, at a distance of 140.32 feet to the point of beginning, containing 0.25 acres, more or less, according to a survey by Stephen B. Murrell, TN. R.L.S. No. 2462, of Xcel Land Surveying, Job No. 15-021, dated February 27, 2015.

Being the same property conveyed to Mack Props, LLC, a Tennessee limited liability company from Gary Goetzman, married man, by deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20220404-0038398.

It is understood by Grantor and Grantee that this conveyance is subject to taxes and assessments for the year 2022 and subsequent years, not yet due and payable, and subject to easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building regulations.

[*Reminder of Page Intentionally Left Blank*]

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed as of the date set forth below.

GRANTOR:

Mack Props, LLC,
a Tennessee limited liability company

By: _____
T. Chad White

Its: Attorney-in-Fact

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 T. Chad White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact of Mack Props, LLC, a Tennessee limited liability company (the "Entity"), the bargainor, and that he as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Entity by him as such Attorney-in-Fact.

Witness the 21st day of April, 2022.

_____
Notary Public

My Commission Expires: 3/7/2023

CANDACE CROOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023