Karen Johnson Davidson County
Batch# 906089 DEEDQC
08/22/2022 12:16:55 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220822-0094508

PREPARED BY:
HUDSON, REED & CHRISTIANSEN, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

Name and Address of New Owner:

Ole South Properties, Inc.
262 Robert Rose Drive, Suite 300
Murfreesboro, TN 37129

Send Tax Bills To:

same

Parcel IDs: 04900031600
04900015600
04900015500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, CORNERSTONE LAND COMPANY, a Tennessee general partnership ("Grantor"), does hereby quitclaim and convey unto OLE SOUTH PROPERTIES, INC., a Tennessee corporation ("Grantee"), its successors and assigns, forever, all of its right, title, claim and interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

WITNESS THE HAND OF THE UNDERSIGNED on this the 15th day of August, 2022.

CORNERSTONE LAND COMPANY,
a Tennessee general partnership

BY: _____
TITLE: Partner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority of the State and County aforesaid, personally appeared John D Floyd with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be partner of Cornerstone Land Company, a Tennessee general partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as partner.

WITNESS MY HAND and official seal on this the 15th day of August, 2022.

_____
NOTARY PUBLIC

JENNIFER ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 11/17/24

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer is NONE.

_____
Affiant

Sworn to and subscribed before me,
this 15th day of August, 2022.

_____
Notary Public
My commission expires: 11/17/24

JENNIFER ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT "A"

Being a 15.498 more or less acre tract of land lying in the 3rd Council District of Davidson County, Tennessee and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated April 2, 2019, as follows:

Beginning at an iron pin set (1/2" rebar with cap "Anderson-Delk", which shall apply to all further references to "iron pin set") on the northerly margin of Green Lane (50' Right-of-Way), said point being the most southwesterly corner of Lot 1 on the plan of Deer Meadows, Phase One, of record in Plat Book 5800, page 270, Register's Office Davidson County, Tennessee; Thence with said margin of Green Lane, North 83 Degrees 32 Minutes 07 Seconds West a distance of 38.54 feet to a point; Thence continuing, with a curve to the left having a radius of 970.00 feet through a central angle of 14 Degrees 34 Minutes 57 Seconds, an arc length of 246.88 feet, a chord bearing and distance of South 89 Degrees 10 Minutes 25 Seconds West, 246.21 feet to a point; Thence continuing with said right-of-way, South 81 Degrees 52 Minutes 58 Seconds West a distance of 382.95 feet to an iron pin set;
Thence leaving said right-of-way of Green Lane, and with the easterly line of the Keith Brown Property of record in Instrument No. 20090915-0086220, Register's Office Davidson County, Tennessee, North 08 Degrees 27 Minutes 15 Seconds West a distance of 574.84 feet to an iron pine set; Thence with the northerly line of said Brown Property, and the northerly line of the Waller Property of record in Instrument No. 20100511-0035957, Register's Office Davidson County, Tennessee, South 81 Degrees 14 Minutes 44 Seconds West a distance of 200.13 feet ot a 1" iron pipe found;
Thence with the northerly line of the Kenneth E. Street Property of record in Instrument No. 20051012-0122989, Register's Office Davidson County, Tennessee, South 82 Degrees 21 Minutes 17 Seconds West a distance of 99.73 feet to a concrete monument;
Thence with the northerly line of properties conveyed to Elvis Smith (Instr.#20050817-0097608), Amir Nassif (Instr.#20130730-0079174), Connie Brawley (Instr.#20090814-0076709), and Dan Duer (Deed Book 10277 page 652), South 82 Degrees 11 Minutes 08 Seconds West a distance of 401.69 feet to an iron pin set;
Thence with the southerly line of the plan of Deer Meadows, Phase Two, of record in Plat Book 6250, page 280, Register's Office Davidson County, Tennessee, the following twelve calls:
North 32 Degrees 42 Minutes 21 Seconds East a distance of 157.66 feet to a ½" rebar with cap "Cherry"; Thence North 50 Degrees 33 Minutes 53 Seconds East a distance of 69.99 feet to an iron pin set; Thence North 25 Degrees 01 Minutes 08 Seconds East a distance of 58.47 feet to an iron pin set; Thence North 82 Degrees 46 Minutes 07 Seconds East a distance of 130.87 feet to a point; Thence with a curve to the left having a radius of 250.00 feet through a central angle of 02 Degrees 45 Minutes 32 Seconds, an arc length of 12.04 feet, a chord bearing and distance of North 08 Degrees 37 Minutes 25 Seconds West, 12.04 feet to a point; Thence North 79 Degrees 55 Minutes 03 Seconds East a distance of 171.39 feet to an iron pin set; Thence North 67 Degrees 24 Minutes 01 Seconds East a distance of 379.23 feet to an iron pin set; Thence South 26 Degrees 51 Minutes 12 Seconds East a distance of 168.50 feet to an iron pin set; Thence North 51

Degrees 34 Minutes 18 Seconds East a distance of 165.67 feet to a point; Thence South 38 Degrees 24 Minutes 11 Seconds East a distance of 39.93 feet to a ½" rebar with cap "Cherry"; Thence North 51 Degrees 21 Minutes 43 Seconds East a distance of 183.41 feet to a ½" rebar with cap "Cherry"; Thence South 67 Degrees 07 Minutes 11 Seconds East a distance of 25.69 feet to a point in the westerly line of Lot 12 on the plan of Deer Meadows, Phase One, of record in Plat Book 5800, page 270, Register's Office Davidson County, Tennessee; Thence with the westerly line of said plan of Deer Meadows, the following seven calls:
South 19 Degrees 07 Minutes 32 Seconds East a distance of 317.94 feet to a point; Thence South 39 Degrees 53 Minutes 38 Seconds East a distance of 85.40 feet to a point; Thence South 19 Degrees 24 Minutes 02 Seconds East a distance of 233.13 feet to a point; Thence South 25 Degrees 49 Minutes 58 Seconds West a distance of 70.06 feet to a point; Thence South 01 Degrees 49 Minutes 32 Seconds East a distance of 49.88 feet to a point; Thence South 31 Degrees 13 Minutes 58 Seconds East a distance of 85.21 feet to a point; Thence South 07 Degrees 52 Minutes 58 Seconds West a distance of 98.32 feet to the Point of beginning, containing 675,100 Square Feet or 15.498 Acres, more or less.

Being a portion of the same property conveyed to Cornerstone Land Company, a Tennessee general partnership composed of Dino Roberts and John Floyd as evidenced by deed of record in Instrument No. 20060605-0065987, Register's Office for Davidson County, Tennessee.