QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 910475 DEEDQC
08/30/2022 03:28:17 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20220830-0097909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

At
SUBSCRIBED AND SWOR
_____ 2022.

MY COMMISSION E
(AFFIX SEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
30 Day of AUG, 2022.
D. HAYES, Deputy Register

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Sanctuary Farms Holdings, LLC	**New Owner**	**Tract 1: 00700021200** **Tract 2: 00700007800** **Tract 3: 00700021400** **Tract 4: 00700020500**
(NAME)	(NAME)	
1720 West End Avenue, Suite 300		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **CAROL G. JOHNSON,** HEREINAFTER COLLECTIVELY CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **SANCTUARY FARMS HOLDINGS, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

SEE EXHIBIT A

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 30 day of August, 2022.

Carol G. Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROL G. JOHNSON,** the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of August 2022.

Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Tract 1

Land in Davidson County, Tennessee, being on the west side of Tinnin Road, and being a portion of the property of record in Deed Book 11399, Page 110, Register's Office, Davidson County, Tennessee. See Tax Map 7, Parcel 78, Tax Assessor's Office, Davidson County, Tennessee and more particularly described as follows:

Beginning at an iron rod in the west margin of Tinnin Road, same being the southeast corner of this tract and the northeast corner of Tract #12 of Tinnin Road Estates (5.50 acres as per survey of same date), also being 961.20 feet north of the northeast corner of Clarence Ashburn as you measure along said margin; thence leaving road with line of said Tract #12 North 84 degrees 37 minutes 42 seconds West 2086.26 feet to an iron rod; thence with line of Alvin Leon Dobbs, Doug Brown, and William E. Dunn, Jr., North 05 degrees 28 minutes 30 seconds East 458.97 feet to an iron rod; thence with line of James Michael Shepard South 84 degrees 47 minutes 00 seconds East 312.30 feet to an iron rod; thence with line of Tract #14 of Tinnin Road Estates (5.01 acres as per survey of same date) South 26 degrees 39 minutes 50 seconds East 483.43 feet to an iron rod; thence South 84 degrees 37 minutes 42 seconds East 1508.44 feet to an iron rod in the west margin of Tinnin Road; thence with said margin South 04 degrees 01 minute 01 seconds East 50.68 feet to the point of beginning, survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 1150 Middle Fork Road, Hartsville, Tennessee 37074, dated June 6, 2001, revised June 29, 2001.

Being the same property conveyed to A.P. Johnson and Carol Johnson, husband and wife, by Warranty Deed from Rubin F. Jones and wife, Sharon M. Jones, of record in Instrument No. 20150611-0055075, said Register's Office.

A.P. Johnson having since died on September 21st, 2021.

This is improved property commonly known as 2125 Tinnin Road, Goodlettsville, TN 37072.

Tract 2

Being located in the 2nd Civil District, Davidson County, Tennessee, on the west side of Tinnin Road and being a portion of the property of record in Deed Book 11399, Page 110, Register's Office for Davidson County, Tennessee. See Tax Map 7, Parcel 078, Tax Assessor's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod in the west margin of Tinnin Road, same being the southeast corner of this tract and the northeast corner of Tract #13 of Tinnin Road Estates (6.53 acres as per survey of same date), also being 1011.88 feet north of the northeast corner of Clarence Ashburn as you measure along said margin; thence leaving road with line of said Tract #13 North 84 degrees 37 minutes 42 seconds West 1508.44 to an iron rod; thence North 26 degrees 39 minutes 50 seconds West 483.43 feet to an iron rod; thence with line of James Michael Shepard South 84 degrees 47 minutes 00 seconds East 365.09 feet to an iron rod; thence South 84 degrees 04 minutes 22

seconds East 29.22 feet to an iron rod; thence with line of Tract #16 of Tinnin Road Estates (5.01 acres as per survey of same date) South 26 degrees 39 minute 50 seconds East 206.34 feet to an iron rod; thence with line of Tract #15 of Tinnin Road Estates (5.01 acres as per survey of same date) South 26 degrees 39 minutes 50 seconds East 218.94 feet to an iron rod; thence South 84 degrees 37 minutes 42 seconds East 1136.71 feet to an iron rod in the west margin of Tinnin Road; thence with said margin South 04 degrees 01 minutes 01 second East 50.68 feet to the point of beginning, containing 5.01 acres, more or less, by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, TN 37074, dated June 6, 2001.

Being the same property conveyed to A.P. Johnson and Carol Johnson, husband and wife, by Warranty Deed from Rubin F. Jones and wife, Sharon M. Jones, of record in Instrument No. 20150611-0055075, said Register's Office.

A.P. Johnson having since died on September 21st, 2021.

This is unimproved property commonly known as 2123 Tinnin Road, Goodlettsville, TN 37072.

Tract 3

Land in Davidson County, Tennessee, being Lot No. 15 on the west side of Tinnin Road and being a portion of the property of record in Deed Book 11399, Page 110, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the west margin of Tinnin Road, same being in the southeast corner of this tract and the northeast corner of the Tract #14 of Tinnin Road Estates (5.01 acres as per survey of same date), also being 1062.56 feet north of the northeast corner of Clarence Ashburn as you measure along said margin; thence, leaving road with line of said Tract #14 North 84 degrees 37 minutes 42 seconds west 1136.71 feet to an iron rod; thence, North 26 degrees 39 minutes 50 seconds west 218.94 feet to an iron rod; thence, with the line of Tract #16 of Tinnin Road Estates (5.01 acres as per survey of same date) South 84 degrees 37 minutes 42 seconds East 1211.29 feet to an iron rod in the west margin of Tinnin Road; thence, with said margin along a curve proceeding clockwise, having a deflection angle of 06 degrees 27 minutes 46 seconds, a radius of 1687.11 feet, a tangent length of 95.25 feet, a chord of South 07 degrees 14 minutes 54 seconds East 190.20 feet; thence, along said curve an arc length of 190.30 feet to the point of beginning, containing 5.01 acres, more or less, by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee No. 910, address 150 Middle Fork Road, Hartsville, TN 37074, dated June 6, 2001.

A T.V.A. power transmission easement crosses the northeast portion of the above described tract. See plat for further details.

Being the same property conveyed to Alfonso P. Johnson, Jr. and wife, Carol G. Johnson, by warranty deed from Rubin Jones, and wife, Sharon Jones, of record in Instrument No. 20150615-0056123, said Register's Office.

Alfonso P. Johnson, Jr. and A.P. Johnson are one and the same person.

Alfonso P. Johnson, Jr. having since died on September 21st, 2021.

This is unimproved property known as 0 Tinnin Road, Goodlettsville, TN 37072.

Tract 4

Land in Davidson County, Tennessee, being Lot No. 16, on the west side of Tinnin Road and being a portion of the property of record in Deed Book 11399, page 110, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING, at an iron rod in the west margin of Tinnin Road, same being the northeast corner of this tract and the south east corner of Ruth Ann Pursley length of 93.87 feet, and a chord of South 13 degrees 39 minutes 52 seconds East 187.46 feet; thence along said curve an arc length of 187.55 feet to an iron rod in said margin; thence leaving road with line of Tract #14 of Tinnin Road Estates (5.01 acres as per survey of same date) North 84 degrees 37 minutes 42 seconds West 1211.29 feet to an iron rod; thence with line of Tract #14 of Tinnin Road Estates (5.01 acres as pers survey of same date) North 26 degrees 39 minutes 50 seconds West 206.34 feet to an iron rod; thence with line of James Michael Shepard South 84 degrees 04 minutes 22 seconds East 390.62 feet to an iron rod; thence with line of Shepard and Ruth Ann Pursley South 85 degrees 45 minutes 53 seconds East seconds East 308.07 feet to the point of beginning, containing 5.01 acres, more or less, by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee 37074, dated June 6, 2001.

T.V.A. power transmission easement crosses the northeast portion of the above-described tract. See plat for further details.

A.P. Johnson having since died on September 21st, 2021.

This is unimproved property known as 2137 Tinnin Road, Goodlettsville, TN 37072.