Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $0.00

Janet Luken Mann
Affiant

Karen Johnson Davidson County
Batch# 910604 **DEEDQC**
08/31/2022 09:50:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220831-0098068

Subscribed and sworn to before me, this 29th day of August, 2022.

Dawnne Marie Stephens
Notary Public
My commission expires: 11-6-2023

DAWNNE MARIE STEPHENS NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON My Commission Expires 11-6-2023

Address of New Owner:	Send Tax Bills to:	Tax Information:
Janet Luken Mann and Robert A. Mann, Sr. 1117 Oman Drive Brentwood, TN 37027	NEW OWNERS	159-00-0-074.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Janet Luken Mann, formerly known as Janet L. Morgan,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto **Janet Luken Mann and Robert A. Mann, Sr., wife and husband,** hereinafter the Grantee, all their right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in the 34th Councilmanic District of Davidson County, Tennessee being more particularly described as follows:
BEGINNING at an iron (old) on the southerly right-of-way (50 feet wide) of Oman Drive at its intersection with the westerly boundary line of the Key Investments II, Inc. property recorded in Instrument Number 20131104-0114245 in the Register's Office for Davidson County, Tennessee, said iron rod (old) being at Tennessee State Plane (NAD 83) Coordinates: North 625072.34, East 1728922.71; Thence, with said westerly boundary line South 00 degrees 10 minutes 38 seconds East 410.46 feet to an iron rod (old) at the northeast corner of the Steve Logan and wife, Jane Logan recorded in Instrument number 20210330-0041626 in said Register's Office; Thence, with northerly boundary line of said Logan property as follows: North 82 degrees 15 minutes 37 seconds West 126.59 feet to an iron rod (old), and South 73 degrees 41 minutes 45 seconds West 118.80 feet to an iron rod (old) at the southeast corner of the David G. Baker and Abigail L. Baker, husband and wife property recorded in Instrument Number 20181012-0101331 in said Register's Office; Thence with the easterly boundary line of said Barker property, North 00 degrees 23 minutes 51 seconds East 513.07 feet to an iron rod (old) on said southerly right-of-way of Oman Drive; Thence, with said right-of-way, South 68 degrees 25 minutes 02 seconds East 171.33 feet to an iron rod (new) at the beginning of a curve in said right-of-way concave to the northeast and having a radius of 654.22 feet; Thence with said curve, an arc distance of 78.87 through a central angle of 06 degrees 54 minutes 28 seconds (chord: South 72 degrees 49 minutes 46 seconds East 78.83 feet) to the POINT OF BEGINNING containing 2.43± acres or 105,852± square feet.

BEING the same property conveyed to John Morgan and wife, Janet L. Morgan by Installment Deed from Lenora H. Luken, dated 4/2/2004 and recorded 4/7/2004 in Instrument Number

20040407-0039835, Register's Office for Davidson County, Tennessee. John Morgan having since died October 20, 2011 leaving Janet L. Morgan as the surviving tenant.

This property is improved property known as 1117 Oman Drive, Brentwood, TN 37027.

Witness my hand this 2 day of August, 2022.

Janet Luken Mann
Janet Luken Mann

STATE OF TENNESSEE
COUNTY OF Davidson

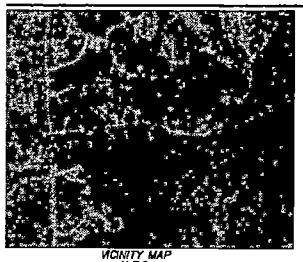
Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Janet Luken Mann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 2ND day of August, 2022.

Dawnne Marie Stephens
Notary Public at Large
My commission expires: 11-6-2023

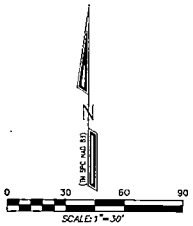
DAWNNE MARIE STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 11-6-2023

* SEE Attached EXHIBIT A - GRAPHIC DEPICTION OF THE METES AND BOUNDS DESCRIPTION *



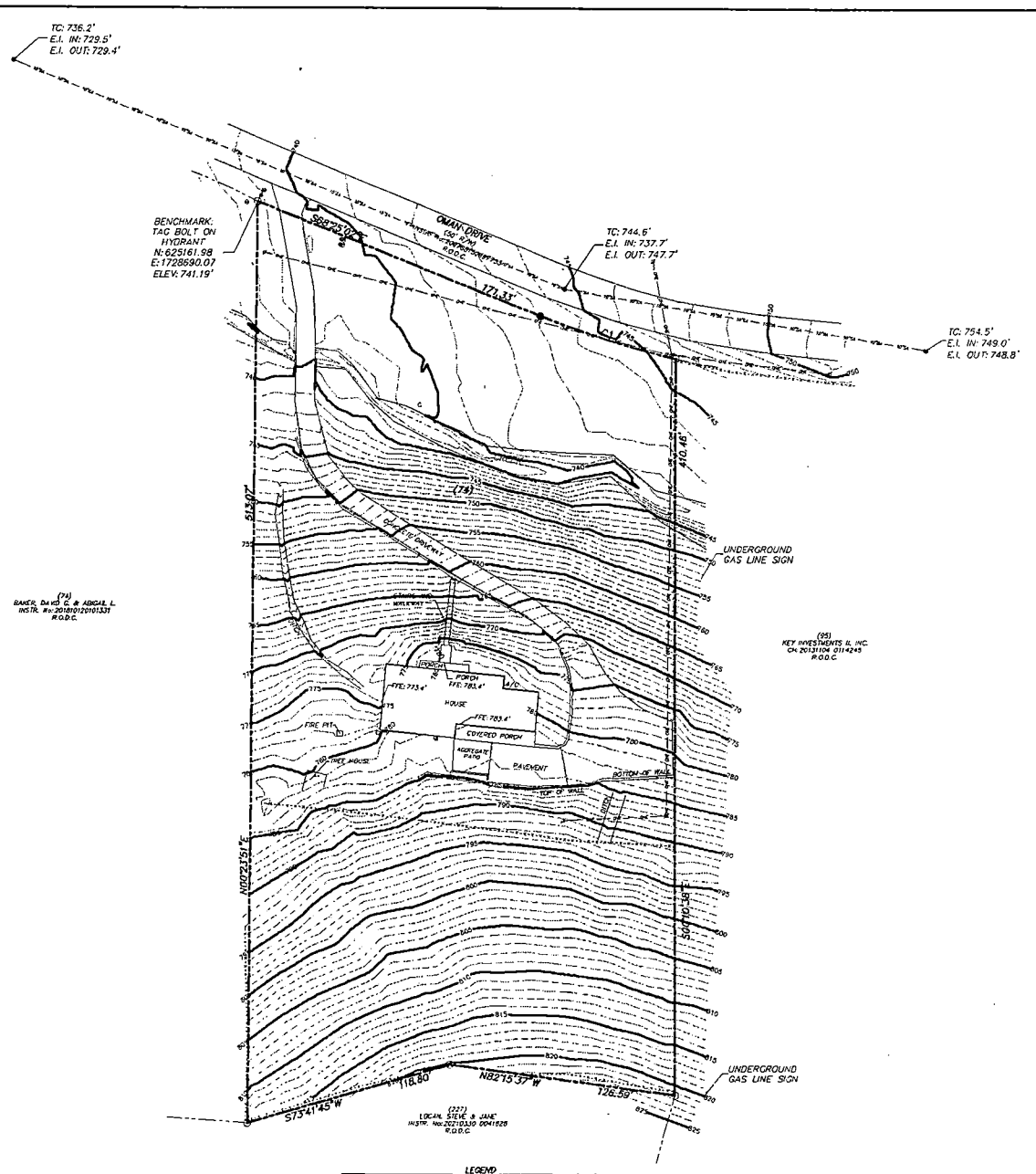
VICINITY MAP
N.T.S.

UTILITY NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-615-355-1987 OR 1-800-351-1111.



NOTES:
1. FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON/BETWEEN THE DATE(S) OF 3-18-2022, UTILIZING A TOPCON DUAL FREQUENCY RECEIVER. THE BEARINGS SHOWN WERE DERIVED USING THE TDOT CORS REFERENCE NETWORK AND REFERENCED TO NAD 83 (2011), TENNESSEE ZONE 4100.
2. FOR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON/BETWEEN THE DATES OF 3-18-2022 UTILIZING A TOPCON DUAL FREQUENCY RECEIVER AND THE TDOT CORS REFERENCE NETWORK. VERTICAL DATUM IS NAVD 88, GEOID 12A(2012A).
CONTOUR INTERVAL: ONE FOOT.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

CCPC
TN RLS 2351
CRAWFORD & CUMMINGS, P.C.
2961 MT. 100, SUITE 163
NASHVILLE, TN. 37221
(615) 292-2051



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1854.92'	78.10'	78.03'	S72°49'46"E	2°24'28"

LEGEND

SURVEYOR'S CERTIFICATE
To: Bill Geiger
THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A CATEGORY I SURVEY AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000.

JAN CUMMINGS
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2351
3-18-22

WARNING
THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS. USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS

FOR:
Bill Geiger
Southern Mile, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
615.431.5366 Phone

DEED REFERENCE
TO: JOHN AND JANET L. MORGAN
FROM: LENORA H. LUNCH
RECORD INSTRUMENT 20040407-0039833, R.O.D.C.

PROPERTY MAP REFERENCE
SUBJECT SITE MAY BE IDENTIFIED AS ALL OF PARCEL 74 ON DAVIDSON COUNTY TAX MAP 159.

AREA: 105,852 SQUARE FEET±
OR 2.43 ACRES±

GENERAL PROPERTY SURVEY
MORGAN PROPERTY
1117 OMAN DRIVE,
34TH COUNCILMANIC DISTRICT,
CITY OF BRENTWOOD,
DAVIDSON COUNTY, TENNESSEE

DATE: 3-18-22 CCPC JOB NO. 22-019