PREPARED BY AND AFTER RECORDING
RETURN TO:
J. Cade Morgan
PNC Plaza
301 Fayetteville Street, Suite 1400
Raleigh, NC 27601

Karen Johnson Davidson County
Batch# 943458 DEEDQC
11/21/2022 04:13:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221121-0123450

NAME/ADDRESS OF NEW OWNER(S)/GRANTEE(S):	SEND TAX BILLS TO:
Scott Brentwood, LLC 211 Rolling Meadows Drive Summerville, South Carolina 29485	Scott Brentwood, LLC 211 Rolling Meadows Drive Summerville, South Carolina 29485
TAX MAP PARCEL NUMBER(S): 181-00-0-285.00	

QUITCLAIM DEED

In consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other non-monetary consideration, which are hereby acknowledged, Kenneth Scott ("Grantor"), does hereby quitclaim unto Scott Brentwood, LLC, a Tennessee limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the following described real estate, all improvements thereon and all appurtenances thereunto belonging, to-wit:

Situated in the County of Davidson, State of Tennessee and described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

For prior title see Deed recorded in Instrument Number 20221121-0123232 in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument this 18th day of November, 2022.

GRANTOR:

Kenneth Scott

STATE OF SOUTH CAROLINA
)
COUNTY OF CHARLESTON

Before me, Susan A. Teschner of the state and county mentioned, personally appeared Kenneth Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Charleston (City), South Carolina, this 10th day of November, 2022.

Notary Public

My Commission Expires: 5/19/32

[Affix Notary Seal]

SUSAN A. TESCHNER
My Commission Expires
NOTARY PUBLIC
05-19-2032
STATE OF SOUTH CAROLINA

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer, pursuant to Tenn. Code Ann. 67-4-409 (a)(1)(F), is $0.00.

Affiant

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

Notary Public

My Commission Expires: 6.20.23

ROBIN PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

EXHIBIT A

A parcel of land located in the City of Brentwood, 5th Civil District of Davidson County, Tennessee. Being bounded on the North by Larry R. and Mary F. McGowan (Map 181, Parcel 45.00 D.BK. 4755, Pg. 70), on the East by the Western right of way of Missionary Way, the South by the Northern right of way of Anders Drive, and the West by the Eastern right of way of Nolensville Pike. Being more particularly described as follows.

Beginning at an iron pin with cap stamped (SEC). Said pin being in the Southern line of Larry R. and Mary F. McGowan and a point in the Eastern right of way of Nolensville Pike;

thence, leaving said right of way and with McGowan's Southern line North 54 degrees 45 minutes 09 seconds East for a distance of 307.14' to an iron pin with cap stamped (SEC). Said pin being a Western corner of the right of way of Missionary Way;

thence, with Missionary Way's Western right of way and leaving McGowan's South 42 degrees 01 minutes 11 seconds East for a distance of 127.45' to an iron pin with cap stamped (SEC);

thence, with a curve turning to the right with an arc length of 39.27', with a radius of 24.99', with a chord bearing of South 02 degrees 58 minutes 22 seconds West, with a chord length of 35.35', to an iron pin with cap stamped (SEC). Said pin being in the Northern right of way of Anders Drive;

thence, with said right of way for the next 3 calls:

1) South 47 degrees 58 minutes 49 seconds West for a distance of 99.31' to a punch hole in the sidewalk;

2) thence, South 54 degrees 49 minutes 23 seconds West for a distance of 75.54' to an iron pin with cap stamped (SEC);

3) thence, South 47 degrees 58 minutes 49 seconds West for a distance of 80.69' to a punch hole in the sidewalk;

thence, with a curve turning to the right with an arc length of 39.27', with a radius of 25.00', with a chord bearing of North 87 degrees 01 minutes 11 seconds West, with a chord length of 35.36', to an iron pin with cap stamped (SEC). Said pin being in the Eastern right of way of Nolensville Pike;

thence, with said right of way North 42 degrees 01 minutes 11 seconds West for a distance of 154.67' to the point of beginning. Having an area of 50,464 square feet, 1.16 acres. According to a ALTA/ACSM Land Title Survey by David A. Parker, TN R.L.S. No. 2381, of SEC, Inc., dated April 28, 2020 and revised June 2, 2020 and designated as Project No. 20082.

Being the same property conveyed to Branchwater Nolensville, LLC, a Tennessee limited liability company, by Special Warranty Deed from 6640 Nolensville Road, LLC, a Georgia limited liability company, of record in Instrument No. 20220120-0007828, in the Register's Office for Davidson County, Tennessee, dated January 12, 2022, and recorded on January 20, 2022.

Tennessee Certification of Electronic Document

I, Will Rogers, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 18,2022 (date of document).

Affiant Signature

November 18, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of November, 2022

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY