SEND TAX BILLS TO AND
NEW PROPERTY OWNER IS:
Jon Kemp
1150 Potter Lane
Gallatin, TN 37066

MAP-PARCEL NUMBERS
04108002400
04108002600
04108002500
04112001602

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH
121 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

Karen Johnson Davidson County
Batch# 947422 DEEDQC
12/05/2022 12:36:11 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221205-0126797

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WE, JON P. KEMP AND WIFE, AMY D. KEMP, by these presents do hereby remise, release and forever quitclaim all my right, title and interest in and to the following described property to JON P. KEMP AND AMY L. KEMP, TRUSTEES OF THE JON AND AMY KEMP FAMILY TRUST, their successors and assigns, the following described lot or parcel of land situated Davidson County, Tennessee, as follows:

PARCEL A:

Being located in the 3rd Councilmanic District of Davidson County, Tennessee, being located northwesterly of the State Route 45 (Old Hickory Boulevard) and U.S. Highway 31W and U.S. Highway 41 (Dickerson Pike) intersection and being all of Lots 6, 7 and 8 on the plan of Subdivision of J.B. Kennaston's 10.29 Acre Tract (unrecorded) also being all of the Jon P. Kemp Property as recorded as Instrument #201705150047821, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a new iron pin monument in the westerly right of way of U.S. Highway 31W and U.S. Highway 41 (Dickerson Pike) and the southeasterly corner of said property, said monument being the northeasterly corner common to the James Hickman property as recorded as Instrument #20120612-0051107, in the Register's Office of Davidson County, Tennessee ; thence leaving said westerly right of way of U. S. Highway 31W and U.S. Highway 41 (Dickerson Pike) and continuing along with the northerly line of the James Hickman Property, N 64 deg. 08 min. 13 sec. W a distance of 464.34 feet to an existing ½" iron pin monument, said monument being the easterly line of the Vertical Bridge Landco, LLC Property as recorded as Instrument #20161109-0118854 in the Register's Office of Davidson County, Tennessee; thence leaving said James Hickman Property and continuing along with the easterly line of the Vertical Bridge Landco, LLC Property the following three calls: N 22 deg. 58 min. 33 sec. E a distance of 100.74 feet to an existing ½" iron pin monument; thence N 19 deg. 04 min. 11 sec. E a distance of 99.97 feet to an existing ½" iron pin monument; thence N 10 deg. 40 min. 08 sec. E a distance of 100.83 feet to an existing 1" iron pin monument, said monument being the southwesterly corner common to the Mary King Property as recorded as Deed Book 6908, page 94, in the Register's Office of Davidson County, Tennessee; thence leaving said Vertical Bridge Landco LLC Property and continuing with the southerly line of the Mary King property, S 64 deg. 25 min. 29 sec. E a distance of 499.37 feet to an existing ½" iron pin capped "Elliott Survey", said monument being the westerly right of way of U.S. Highway 31W

and U.S. Highway 41 (Dickerson Pike); thence leaving said Mary King property and continuing along with the westerly right of way of U.S. Highway 31W and U.S. Highway 41 (Dickerson Pike), S 24 deg. 16 min. 33 sec. W a distance of 299.81 feet (passing through two existing ½" iron pin monument capped "COLE 924") to new iron pin monument, which is the point of beginning, having an area of 141,673 square feet, 3.25 acres more or less.

All bearings based on Tennessee State Plan (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated May 15, 2017.

Being the same property conveyed to Jon P. Kemp and wife, Amy Kemp by deed from Jon P. Kemp of record as Instrument No. 1020-0107570, Register's Office of Davidson County, Tennessee.

PARCEL B:

Land located in the 12th Civil District of Davidson County, Tennessee, and being further described as follows:

Tract 1:

Being Lot No. 4 of the replatting of Tract No. 7, marked "Reserved for Commercial", of record in Book 2133, Page 125, Register's Office of Davidson County, Tennessee, being designed as Job No. 139-64, dated April 30, 1964 by Hickerson-Hickerson, Engineers, unrecorded as follows:

Beginning at a point 225. Feet east along the northerly margin of Darbytown Drive, from the common corner in the northerly margin of Darbytown Drive of Lot No. 12 and Lot Commercial No. 7 in an easterly direction , a distance of 121.9 feet to a point; thence still along the northerly margin of Darbytown Drive, South 78 deg. 16 min. East a distance of 65.3 feet to a point; thence in an arc in a northerly direction of 39.0 feet to a point in the westerly, margin of Dickerson Road; thence along the westerly margin of Dickerson Road in a northerly direction, a distance of 75 feet to a point; thence North 83 deg. 00 min. West a distance of 222.5 feet to a point; thence South 4 deg. 36 min. West a distance of 90 feet to the point of beginning.

Tract 2:

Being Lot No. 3 of the Replatting of a tract marked "Reserved for Commercial No. 7", as shown on the plant of Bellshire Estates, Section 1, of record in Book 2133, Page 125, Register's Office of Davidson County, Tennessee described according to a survey of Hickerson & Hickerson, Engineers, Job No. 139-64, dated April 30, 1964, as follows:

Beginning at a point in the westerly margin of Dickerson Pike, the same being the common corner of Lots No. 3 and 4 on said survey; thence North 83 deg. 00 min. West with a common line between Lots No. 3 and 4, 222.5 feet to a point; thence North 4 deg. 36 min. East 100 feet to a point; thence South 83 deg. 25 min. East 234.4 feet to a point in the westerly margin of Dickerson Pike; thence southwardly with the westerly margin of Dickerson Pike 100 feet to the point of beginning.

Being the same property conveyed to Jon P. Kemp and wife, Amy D. Kemp by deed from H. Wilson Welshans of record as Instrument No. 202102040016121, Register's Office of Davidson County, Tennessee.

WITNESS my hand this the 20th of October, 2022.

JON P. KEMP

AMY D. KEMP

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JON P. KEMP AND WIFE, AMY D. KEMP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official on this the 20th day of October, 2022.

Theresia C. Reid
NOTARY PUBLIC

MY COMMISSION EXPIRES: 02/01/2023

THERESIA C. REID STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 2-1-2023

OATH

STATE OF TENNESSEE

COUNTY OF Sumner

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $Quit-claim, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 20th day of October, 2022.

Theresia C. Reid
NOTARY PUBLIC

MY COMMISSION EXPIRES: 02/01/2023

THERESIA C. REID STATE OF TENNESSEE NOTARY PUBLIC

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actually consideration for this transfer or value of the property transferred, whichever is greater is $-0- which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 30th day of November, 2022.

Notary Public

My Commission expires:_____

