QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2021 Richard Jones Rd. Suite 220; Nashville, TN 37215
(Prepared Solely Based Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Requested or Given)

STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. Ernest D. Bennett III AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2023. NOTARY PUBLIC COMMISSION EXPIRES: Sept. 2, 2024 ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024 (AFFIX SEAL)	(Blank for Register's Office Endorsement Stamp) Karen Johnson Davidson County Batch# 978287 DEEDQC 03/08/2023 01:50:30 PM 4 pgs Fees: $22.00 Taxes: $0.00 20230308-0016773
From: David Blake McClure To: Ernest D. Bennett, III, Trustee	From: Ernest D. Bennett, III, Trustee To: David Blake McClure

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Parcel ID Number(s)
David Blake McClure 5284 Brick Church Pike Goodlettsville, TN 37072	Same as Owner	017 00 0 124.00 (For Split into Two Parcels)

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of splitting Parcel # 017 00 0 124.00 into two (2) separate parcels as described herein pursuant to legal descriptions derived from surveys, I, **David Blake McClure**, hereby convey, remise, release and quitclaim unto **Ernest D. Bennett, III, Trustee**, his successors and assigns, the following described tract of land in Davidson County, Tennessee:

A tract of land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a stake in Wesley Drake's old line, on the road leading from Goodlettsville to Union Hill, being the southwest corner of a tract of land conveyed by Wesley Drake and wife, to Anna E. Porter, by deed of record in Book 359, page 371, Register's Office for said County, and running thence South 81° West 22-1/2 poles to a honey locust, L. D. Drake's southeast corner; thence North 18-1/2° West 54-3/4 poles to a stone; thence North 40° West 50 poles to a stone; thence North 18° West 16-4/5 poles to a stake; thence North 24-1/2° West 23 poles to a stake; thence North 33° West 14 poles to a stake; corner of the Old McCaslin tract; thence South 90-1/2° East 73-4/5 poles to a stake; thence South 17° East 42 poles to a beech; thence South 11-1/2° East 45, 32 poles to a stone; thence South 9° West 12 poles to a stone; thence South 10 East 36 Poles to the beginning, containing 42.5 acres, more or less.

Being the same property conveyed to David Blake McClure by Quitclaim Deed from Sarah Beguiristain McClure dated February 17, 2016 and recorded May 18, 2016 in Instrument No. 20160518-0049463 in the Register's Office for Davidson County, Tennessee; and having been previously conveyed to the said David Blake McClure and Sarah Beguiristain McClure by deed from Joe M. Haynes and Barbara N. Haynes of record in Instrument No. 20140513-0040982 in said Register's Office.

The foregoing is improved property known as 5284 Brick Church Pike, Goodlettsville, TN 37072.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation (of acreage or square footage) or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

And now, I, the said **Ernest D. Bennett, III, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto **David Blake McClure**, and his heirs, successors and assigns, the same property hereinabove described and set forth, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth:

Tract One:

Being a tract of land in the 10th Council District of Davidson County Tennessee, and being a portion of that property conveyed to David Blake McClure in QCD-201605518 0049463 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger Tennessee license number 2095 dated 3-24-21 as follows:

Beginning at an existing post, said post being the most Northwest corner of the parent tract and the most Northwest corner of herein described tract; Thence with the northly line of said parent tract S 79°38'58"E, 305.84' to an existing iron pin; Thence S 84°01'27"E, 344.97' to a set iron pin; Thence with a new line S 23°43'36"E, 619.90' to a set iron pin; Thence with new line N 84°01'27"W, 686.41' to a fence post; Thence N 16°23'06"W, 204.55' to a dead snag in a fence line; Thence N 18°27'55"W, 239.11' to a 10" cherry tree; Thence N 25°14'56"W, 181.17' to the point of beginning containing **8.124** acres.

The above-described tract is served by a 50' ingress/egress easement lying upon and across the parent parcel described as follows:

Beginning at a point in the northly margin of Brick Church Pike, said point being located S 84°00'00"W, 158.46' from the southeast corner of the parent tract; Thence with said margin and a curve to the left having a radius 3918.51' and a chord bearing and chord of S 82°24'23"W, 59.50'; Thence now leaving said margin N 39°56'08"W, 98.27; Thence with a curve to the right having a radius 107.29' and a chord bearing and chord of N 03°10'55"E, 117.40'; Thence N 24°10'39"E, 620.34'; Thence N 13°45'00"W 57.77'; Thence N 39°30'10"W, 532.64'; Thence N 02°11'36"W, 200.09'; Thence N 24°26'39"W, 241.49' to a point in the southerly line of the above described tract; Thence with said southerly line S 84°01'27"E, 57.38"; Thence now leaving said southerly line S 24°26'39"E, 223.54'; Thence S 02°11'36"E, 191.87'; Thence S 39°30'10"E, 530.25'; Thence S 13°45'00"E, 80.09';Thence S 24°10'39"W, 651.67'; Thence with a curve to the left having a radius of 57.29' and a chord bearing and chord of S 03°10'53"W, 62.69'; Thence S 40°25'02"E, 121.47' to the point of beginning.

The foregoing is improved property known as 5284 Brick Church Pike, Goodlettsville, TN 37072.

The foregoing is a portion of what is currently Parcel ID # 017 00 0 124.00.

Tract Two:

Beginning at an iron pin on the northern boundary of Brick Church Pike, at the southeast corner of a parcel adjoining this tract to the west, said corner being the southwest corner of this tract; thence with a fence line N 11° 13' 39" W 304.68 feet to an iron pin; thence continuing with said fence line N 13° 15' 58" W 401.06 feet to a 2" maple in said fence line; thence with said fence line N 17° 33' 17" W 144.74 feet to a fence corner post at a corner of an adjoining parcel; thence with a fence line 757.91 feet to an 18" hickory in said fence line; thence further with said fence line N 15° 44' 13" W 128.88 feet to a dead hackberry at a fence corner of an adjoining parcel; thence further along the fence line and common boundary of said adjoining parcel N 15° 10' 53" W 146.58 feet to a fence post at a northwest corner of this tract; thence leaving the fence line in a southeasterly direction S 84° 01' 27" W 686.41 feet to an iron pin; thence N 23° 43' 36" W 619.9 feet to an iron pin (new), an additional northwest corner of this tract; thence S 84° 01' 27" E 286.41 feet to a wood fence corner post, the northeastern corner of this tract; thence S 11° 37' 13" E 633.97 feet to a 20" maple in a fence line; thence S 4° 57' 51" E 783.49 feet to a wood fence post; thence S 10° 29' 45" W 307.03 feet to a wood fence post; thence S 4° 46' 36" W 420.91 feet along a fence line to an iron pin (new) in the northern boundary of Brick Church Pike, being the southeastern corner of this tract; thence along said northern boundary of Brick Church Pike in a westerly direction along a curve with Delta 5° 59' 28", Radius 3918.51, Arc 409.74', Chord 409.55', Tangent 205.06' and Chord direction S 82° 13' 45" W to the point of beginning, containing **33.316** acres, more or less, according to a survey by J. Bruce Rainey, TN RLS #823, dated October 26, 2010, as modified in accordance with survey calls from a survey carving out a parcel of 8.124 acres from the aforementioned survey, said later survey being by Anthony J. Bollinger, TN RLS #2095, dated March 24, 2021.

The foregoing Tract Two is subject to the easement for ingress and egress granted to Tract One hereinabove.

Tract Two is unimproved property on Brick Church Pike, Goodlettsville, TN 37072.

Tract Two is a portion of what is currently Parcel ID # 017 00 0 124.00 and is all of said Parcel ID # remaining after the conveyance of Tract One therefrom.

The foregoing described Tract One and Tract 2, taken together, are all of the property conveyed to David Blake McClure by Quitclaim Deed of record in Instrument No. 20160518-0049463 in the Register's Office for Davidson County, Tennessee and deed of record in Instrument No. 20140513-0040982 in said Register's Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation (of acreage or square footage) or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

WITNESS our hands this 8th day of March, 2023.

David Blake McClure

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)
On 03/08/2023 before me, Andrew Moon, Notary Public
(insert name and title of the officer)

personally appeared DAVID BLAKE McCLURE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ANDREW MOON
COMM # 2421739
Los Angeles County
California Notary Public
Comm Exp Oct. 16, 2026

ANDREW MOON
COMM # 2421739
Los Angeles County
California Notary Public
Comm Exp Oct. 16, 2026

Ernest D. Bennett, III, Trustee

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 Ernest D. Bennett, III, Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and in my presence affixed his signature to the within instrument, upon oath acknowledging that he did so in his representative capacity as trustee for and on behalf of David Blake McClure, freely and voluntarily, for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 8th day of March, 2023.

Commission Expires: Sept. 2, 2024

Notary Public



Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 8th day of March, 2023.

March 8, 2023

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 8th day of March, 2023.

Commission Expires: September 2, 2024

Notary Public

