Karen Johnson Davidson County
Batch# 984263 DEEDQC
03/23/2023 03:50:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230323-0021281

This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
John & Carol Cole	Same	098 00 0 057.00
841 Robinson Road		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **COLE FAMILY PARTNERS, L.P.,** a Tennessee Limited Partnership ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of its rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **JOHN B. COLE and CAROL ANN COLE,** a married couple, as tenants by the entirety, and their successors, heirs and assigns. The real estate is described as follows:

> Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Robert H. Meade, Surveyor, June 16, 1965, as follows:
>
> BEGINNING in the center of John Hager Road at the northwest corner of the property conveyed to Donald R. Durham and wife, by deed from F. H. Binkley and wife, of record in Book 3931, page 957, Register's Office for said County; thence with Durham's westerly boundary line, S 4 deg. 33' west 280.7 feet to a concrete monument; thence S 4 deg. 33' west 1106.1 feet to a concrete monument; thence N 81 deg. 34' west 300 feet to a fence post; thence N 4 deg. 32' east 1374.7 feet to the center of John Hager Road; thence with the corner of said Road; S 83 deg. 49' east 300 feet to the beginning.
>
> Being the same property conveyed to Cole Family Partners, L. P. by Quitclaim Deed from John C. Cole and wife, Carol A. Cole of record in Book 10386, Page 550, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 23rd day of March, 2023.

Affiant

Notary Public

My Commission Expires:

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires MAY 16, 2026

This is improved property known as **5201 John Hagar Road, Hermitage, TN 37076**.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 23rd day of March, 2023.

COLE FAMILY PARTNERS, L. P.

BY:

TITLE: Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named JOHN B. COLE, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that he is a Partner of Cole Family Partners, L.P. a Tennessee Limited Partnership, the within named bargainor, and that in such capacity, he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, on behalf of Cole Family Partners, L.P.

Witness my hand and official seal this 23rd day of March, 2023.

NOTARY PUBLIC

My Commission Expires:

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires MAY 16, 2026