This instrument prepared by:
Thomas N. Jones & Associates
By: Thomas N. Jones, Attorney
339 Main Street, Suite 100
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 997724 DEEDQC
04/28/2023 03:28:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20230428-0031631

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
Charles Tambellini Eatons Creek Rd. Nashville, TN 37218	Same	018 00 0 045.00 and 058 00 0 217.00

This instrument was prepared by information provided by the parties with no title examination having been made, and the parties hereto agree to hold Thomas N. Jones, Attorney at Law, and Thomas N. Jones & Associates harmless from any and all liability that may arise in connection herewith.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid by Grantees, the receipt of which is hereby acknowledged, I, **Charles Tambellini**, (hereinafter the "Grantor"), for the sole purpose of establishing a Fifty (50) foot ingress, egress and utility easement across the below described property, by these presents, do hereby quitclaim and convey unto **Charles Tambellini**, (hereinafter the "Grantees"), their heirs and assigns all of our right, title and interest in and to the following described property in Davidson County, Tennessee, described as follows, to-wit:

Property lying in the 13th Civil District of Davidson County, Tennessee situated east of Eaton's Creek Road and south of McCool Road being more particularly described as follows;

Beginning at an iron pin and cap stamped "Merrier 1974", hereinafter iron pin "set", said pin located in the easterly prescriptive right of way for Eatons Creek Road and also being the southwesterly corner of the William Patton Jr. property as descried in deed book 4314, page 351 and being the True Point of Beginning: thence with the easterly right of way for Eatons Creek Road and the westerly boundary of the Earl C. and Ethel Ruth Downey property as described in deed book 946 page 126 North 12 degrees 38 minutes 58 seconds West, a distance of 24.92 feet to an iron pin "found", said pin being located at the southwesterly corner of the Downey Family Trust property as described in deed book 10002 page 274; thence with said right of way and the westerly boundary of said Downey property the following calls both to iron pins "found", North 23 degrees 44 minutes 40 seconds West, a distance of 184.63 feet and North 29 degrees 59 minutes 20 seconds West, a distance of 706.38 feet being the southwesterly corner of the Morris B. Haddox property as described in deed book 4039 page 492; thence with the southerly

boundary of said Haddox North 60 degrees 16 minutes 19 seconds East, a distance of 541.08 feet to a 15" Hackberry tree said tree being the northeasterly corner of said Haddox and in the southerly boundary of said Earl C. and Ethel Ruth Downey Property; thence with the easterly boundary of said Haddox and the easterly boundary of the E. R. Rutherford property as descried in deed book 5864 page 187 the following two calls both to iron pins "found", North 12 degrees 40 minutes 49 seconds West, a distance of 140.10 feet being the northeasterly corner of said Rutherford and the southeasterly corner of the Shelia A. Hayes property as described in deed book 4624 page 830; thence with said Hayes boundary North 11 degrees 01 minutes 14 seconds West, a distance of 64.80 feet to an iron pin "found" said pin being the northeasterly corner of said Hayes property and the southeasterly corner of the Robert J. Workman property as described in deed book 1427 page 545; thence with the easterly boundary of said Workman North 11 degrees 39 minutes 46 seconds West, a distance of 162.92 feet to an iron pin "found" being the northeasterly corner of said Workman and in the southerly boundary of the Brenda Joyce Solomon property as described in deed book 4037 page 283; thence with the southerly boundary of said Solomon the following calls; South 75 degrees 51 seconds 39 minutes East, a distance of 200.15 feet to an 18" Oak. North 83 degrees 35 minutes 53 seconds East, a distance of 26.00 feet to a 30" Oak, North 72 degrees 58 minutes 56 seconds East, a distance of 44.44 feet to a 20" Oak. North 08 degrees 48 minutes 39 seconds East, a distance of 252.08 feet to an iron pin "found", North 65 degrees 18 minutes 28 seconds East, a distance of 257.85 feet to a 32" Oak, north 61 degrees 06 minutes 30 seconds East, a distance of 245.35 to an iron pin "set", North 52 degrees 11 minutes 40 seconds East, a distance of 134.65 feet to a 16" Oak , and North 60 degrees 01 minutes 58 seconds East, a distance of 132.48 feet to an 18" Oak: thence with said Solomon boundary, the Wilma Lee Shaver property as described in deed book 5720 page 94 and the Zenis R. Childress property as described deed book 7406 page 209 the following calls; North 69 degrees 54 minutes 47 seconds East, a distance of 218.92 feet to an iron pin "found", South 89 degrees 24 minutes 04 seconds East, a distance of 61.17 feet to a 14" Oak and South 70 degrees 41 minutes 24 seconds East, a distance of 222.04 feet to a concrete monument "found", said monument being the southeasterly corner of said Childress property and the southwesterly corner of the Martin Lewis Starr property as shown in plat book 52 page 379; thence with said Starr boundary the following calls" South 67 degrees 27 minutes 42 seconds East, a distance of 180.27 feet to an iron pin "found", South 56 degrees 30 minutes 32 seconds East, a distance of 318.06 feet to an 16" Elm, South 00 degrees 27 minutes 48 seconds West, a distance of 71.43 feet to an iron pin "found", South 38 degrees 37 minutes 21 seconds East, a distance of 38.54 feet to a concrete monument "found", and South 80 degrees 53 minutes 58 seconds East, a distance of 716.57 feet to an 18" Oak being the northwesterly corner of the William Patton Jr. property as described in deed book 20040510 page 53407; thence with the westerly boundary of said Patton the following calls; South 16 degrees 17 minutes 45

seconds West, a distance of 88.93 feet to a 16" Oak, South 64 degrees 18 minutes 46 seconds West, a distance of 202.98 feet to a 12" Elm, South 23 degrees 11 minutes 43 seconds West, a distance of 88.24 feet to an iron pin "found". South 52 degrees 39 minutes 41 seconds West, a distance of 74.04 feet to a 8" Oak, South 59 degrees 36 minutes 35 seconds West, a distance of 242.59 feet to an iron pin "found", South 65 degrees 12 minutes 27 seconds West, a distance of 212.87 feet to a 12" Oak, South 70 degrees 42 minutes 52 seconds West, a distance of 244.82 feet to a 20" Sycamore, South 67 degrees 50 minutes, 47 seconds West, a distance of 204.20 feet to a 12" Oak, North 62 degrees 32 minutes 02 seconds West, a distance of 36.52 feet to a 14" Elm, South 80 degrees 27 minutes 55 seconds West, a distance of 47.50 feet to an 8" Hackberry, South 60 degrees 40 minutes 51 seconds, West, a distance of 272.86 feet to an iron pin "found", South 11 degrees 52 seconds 58 minutes East, a distance of 148.06 feet to an iron pin "Found", South 57 degrees 45 minutes 50 seconds West, a distance of 202.86 feet to a 14" Oak, South 49 degrees 32 minutes 20 seconds West, a distance of 232.15 feet to an iron pin "set", South 30 degrees 21 minutes 55 seconds West, a distance of 130.80 feet to an iron pin "found", North 81 degrees 14 minutes 39 seconds West, a distance of 187.92 feet to an iron pin "found", South 41 degrees 57 minutes 46 seconds West, a distance of 82.07 feet to an iron pin "found", South 45 degrees 29 minutes 38 seconds West, a distance of 241.30 feet to an iron pin "found', and South 41 degrees 11 minutes 06 seconds West, a distance of 290.42 feet to the Point of Beginning and Containing 71.74 acres, more or less, according to a survey by Aquaterra Engineering LLC, 143 4th Avenue North Suite 200, Franklin, Tennessee 37064, Randall A. Mercier registration #1974, dated 4-11-07.

Being the same property conveyed to Charles Tambellini, unmarried, by Warranty Deed from Nashville 430 Eaton, LLC, a Florida limited liability company, dated November 14, 2014 and recorded November 25, 2014, and being of record in Instrument No. 20141125-0108569, Register's Office for Davidson County, Tennessee.

As stated, the purpose of this instrument is to create and establish the following described easement for the property having an address of 4670 Eatons Creek Road, Nashville, TN 37218, Map 48, Parcel 45:

A NON-EXLUSIVE 50' INGRESS-EGRESS & UTILITY EASEMENT RUNNING ACROSS MAP 58 PARCEL 217 IN FAVOR OF PROPERTY REFERENCE ON MAP 48 PARCEL 45 DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE AS RECORDED IN INSTRUMENT # 20141125 PAGE 108569 R.O.D.C. RUNNING FROM THE EAST SIDE OF EATONS CREEK ROAD, THROUGH PROPERTY MAP 58 PARCEL 217 AS RECORDED IN DEED BOOK 10002 PAGE 274

R.O.D.C. ALONG AN EXISTING GRAVEL DRIVE TO THE WESTERN BOUNDARY OF PROPERTY MAP 48 PARCEL 45, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ½" IRON PIN (N:693425.90 E:1711978.70) ON THE EAST SIDE OF EATONS CREEK ROAD, BEING THE SOUTHWEST CORNER OF JEFFRY KINMAN (REF. INSTRUMENT NUMBER 20170131 PAGE 10409 R.O.D.C. – PROPERTY MAP 48 PARCEL 46) AND BEING A NORTHWESTERLY CORNER OF CHARLES TABELLINI (REF. INSTRUMENT # 20141125 PAGE 108569 R.O.D.C. – PROPERTY MAP 58 PARCEL 217); THENCE WITH TAMBELLINI'S WEST LINE AND THE EAST SIDE OF EATONS CREEK ROAD S33°02'22"E 612.53' TO A POINT, THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=24°15'27" RADIUS=27.33' ARC=11.57' CHORD=N03°59'21" E 11.49' TO A POINT; THENCE N08°08'23" W 216.78' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=67°46'28" RADIUS=115.45' ARC=136.56' CHORD=N25°44'51"E 128.74' TO A POINT; THENCE N59°38'05"E 209.79' TO A POINT IN THE EAST DEED LINE OF PROPERTY MAP 58 PARCEL 217 (REF. DEED BOOK 10002 PAGE 274 R.O.D.C.), (BEING LOCATED S13°36'57"E 367.64' FROM A 20" HACKBERRY TREE), THE NORTHWEST CORNER OF THE AFFORMENTIONED JEFFRY KINMAN; THENCE WITH PARCEL 44'S EAST DEED LINE S13°36'57"E 52.22' TO A POINT; THENCE LEAVING THE EAST DEED LINE OF PARCEL 217, S59°38'05"W 194.75' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=67°46'28" RADIUS=65.45' ARC=77.42' CHORD=S25°44'51'W 72.98' TO A POINT; THENCE S08°08'23" E 216.78' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARCTERISTICS:
DELTA=51°44'08" RADIUS=77.33' ARC=69.83' CHORD=S17°43'41" W 67.48' TO A POINT ON THE EAST SIDE OF EATONS CREEK ROAD; THENCE WITH THE EAST SIDE OF SAID ROAD N33°02'bellini22" W 54.56' TO THE TRUE POINT OF BEGNNING, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. # 1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062, AND DATED JANUARY 20, 2023.

REFERENCING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM NASHVILLE 430 EATON, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO CHARLES TAMBELLINI, SIGNED ON NOVEMBER 14, 2014, AND RECORDED IN INSTRUMENT # 20141125-

0108569, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The above said easement is for the benefit of parcel known on the tax record of Davidson County, Tennessee as Map 48, Parcel 45 and burden Map 58 Parcel 217of the said tax map of said County.

This property having an established address of 4670 and 4700 Eatons Creek Rd., Nashville, TN 37218. See attached survey drawing of the said easement.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 24th day of April, 2023.

Charles Tambellini

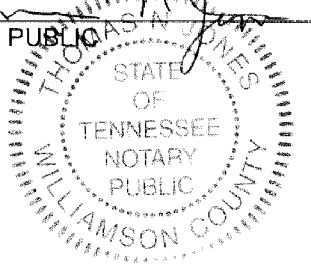
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Charles Tambellini, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors and executed the foregoing instrument for the purpose therein contained.

Witness my hand this 24 day of April, 2023.

NOTARY PUBLIC

My Commission Expires: 6-10-23



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

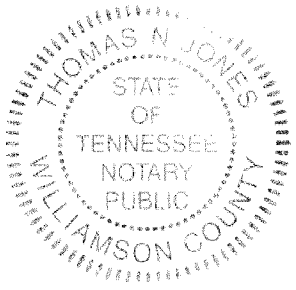
The actual consideration or value, whichever is greater for the transfer is $0.00.

AFFIANT

Sworn and subscribed before me this 24 day of April, 2023.

NOTARY PUBLIC

My Commission Expires: 6/10-23



I, Thomas N. Jones, 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 April 24, 2023 (date of document).

Thomas N. Jones
Date: April 26, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 26th day of April, 2023.

Notary Public

My Commission Expires: 8-3-26

