Karen Johnson Davidson County
Batch# 1056014 DEEDQC
10/02/2023 09 26 04 AM 5 pgs
Fees $27 00 Taxes $0 00
20231002-0076944

This instrument was prepared by:
Ronald C. Toski
15907 Baycross Drive
Lakewood Ranch, FL 34202

Once recorded, return to
Ronald C. Toski
15907 Baycross Drive
Lakewood Ranch, FL 34202

TENNESSEE QUITCLAIM DEED

State of Tennessee
County of Davidson

Name and Address of New Owner:

Lakewood Management Services, LLC
15907 Baycross Drive
Lakewood Ranch, FL 34202

FOR AND IN CONSIDERATION of the sum of one dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Ronald C. and Margaret A. Toski ("Grantor") do hereby quit claim to Lakewood Management Services, LLC, a Florida limited liability company ("Grantee"), which is wholly-owned by Ronald C. and Margaret A. Toski, and by these presents does transfer and convey unto Grantee, its successors and assigns, a fifty percent (50%) tenant in common interest in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property and is known as 927 Old Due West Avenue, Madison, Tennessee 37115.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One US Dollar ($1.00) in hand, paid to Ronald C. and Margaret A. Toski with an address of 15907 Baycross Drive, Lakewood Ranch, FL 34202, the Grantors do hereby remise, release, and forever quit claim to the Grantee all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on EXHIBIT A.

Parcel 73, on Metro Property Map 50

This property identified herein **IS NOT** registered as the homestead of the Grantors.

Until amended, tax information shall be sent to:

Lakewood Management Services, LLC
15907 Baycross Drive
Lakewood Ranch, FL 34202

IN WITNESS WHEREOF, the Grantors have duly executed this Quitclaim Deed as of the date hereunder.

By: _____
Name: Ronald C. Toski

By: _____
Name: Margaret A. Toski

STATE OF New York)
COUNTY OF Erie)

Before me, KABALAN RICHARD K, a Notary Public of said County and State, personally appeared Ronald C. Toski and Margaret A. Toski whom have provided to me satisfactory evidence of their identity and are the persons described in and who executed the foregoing instrument and they acknowledge to me that they executed the same.

Witness my hand and seal, at Office in Williamsville, this 26th day of September 2023.

_____
Notary Public

My Commission Expires: 04/25/2026

KABALAN RICHARD K
Notary Public, State of New York
Reg. #01KA6432262
Qualified in Erie County
Commissions Expire: 04/25/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $1.00.

Affiant

Subscribed and sworn before me, this 26th day of September, 2023.

KABALAN RICHARD K
Notary Public, State of New York
Reg #01KA6432262
Qualified in Erie County
Commissions Expire: 04/25/2026

Notary

EXHIBIT A

Property Description

Parcel 73, on Metro Property Map 50

Land situated in the 8th Councilmanic District of Nashville, Davidson County, Tennessee; lying on the North side of Old Due West Avenue, described according to a survey dated May 4, 2018, prepared by Wamble & Associates, PLLC, 40 Middleton Street Nashville, Tennessee 37210, W & A File #919-0118 and being more particularly described with metes and bounds as follows:

Beginning in the North right-of-way line of Old Due West Avenue, at the southeast corner of the Davidson Farmers Cooperative property, shown as Parcel 71 on Metro Property Map 50-00, of record in Deed Book 9478, Page 852, R.O.D.C., Tennessee; said point also being the southwest corner of the Tract herein being described as follows:

1. Thence, leaving said right-of-way of Old Due West Avenue and following the East boundary of said Davidson Famers Cooperative property North 07 Degrees 09 Minutes 12 Seconds West, 277.74 Feet to an Iron Rod (Old); Thence, continuing with said Co-op property North 05 Degrees 36 Minutes 32 Seconds West, 274.88 Feet to Iron Rod (Old) at the northeast corner of said Co-op property, also being the southeast corner of Mike and Karen Rippetoe property shown as Parcel 98 on Metro Property Map 50-00, of record in Instrument No. 20121025-0098000, Register's Office for Davidson County, Tennessee.

2. Thence, following the East boundary of said Rippetoe property, North 05 Degrees 36 Minutes 32 Seconds West, 398.13 Feet to Iron Rod (Old) at the northeast corner of said Rippetoe property; said point also being the northwest corner of subject tract; said Iron Rod also being in the South line of a Tract owned by Metro Government, referenced as Parcel 69, on Metro Property Map 50-00, of record in Instrument No. 20131022-0110200, R.O.D.C., Tennessee.

3. Thence, leaving said Rippetoe property and following for a short distance the South boundary of said Metro Government Tract, and then following the South boundary line of the Nesuan Naif Chalky property shown as Parcel 65, on Metro Property Map 50-00, of record in Instrument No. 20140408-0029146, R.O.D.C., Tennessee, South 84 Degrees 13 Minutes 49 Seconds East, 757.54 Feet to Iron Rod (Old) in the West boundary line of Children of God Opening Doors, Inc. property, shown as Parcel 46 on Metro Property Map 51-01, of record in Instrument No. 20030324-0038929, R.O.D.C., Tennessee, said Iron Rod also being in the northern most northeastern corner of subject tract.

4. Thence, following the West boundary of said Children of God property, South 06 Degrees 49 Minutes 55 Seconds West, 379.15 Feet to a Mag Nail (Old) found in the root a large Hackberry Tree, said Nail being the southwest corner of said Children of God property; Thence continuing along with the South boundary of said Children of God Tract; South 84 Degrees 35 Minutes 32 Seconds East, 567.93 Feet to Iron Rod (Old), being in the common corner of two tracts owned by Children of God Opening Doors, Inc., being the southeast corner of previously mentioned Children of God Tract and the southwest corner of another Tract owned by Children of God Opening Doors, Inc., shown as Parcel 16, on Metro Property Map 51-05 of record in Instrument No. 20030324-0038929, R.O.D.C., Tennessee; Thence, continuing with the second Children of God Tract, South 84 Degrees 11 Minutes 02 Seconds East, 109.67 Feet to Iron Rod (Old); said Iron Rod being the northwest corner of the John Sherrod, III property, shown as Parcel 19, on Metro Property Map 51-00 of record in Instrument No. 20141112-0104078, R.O.D.C., Tennessee.

5. Thence, following the West boundary of said Sherrod property, South 06 Degrees 27 Minutes 19 Seconds West, 616.44 Feet to Iron Rod (New), on the North right-of-way line of Old Due West Avenue, said Iron Rod being the southwest corner of said Sherrod property and the southeast corner of subject tract.

6. Thence, following the North right-of-way of said Old Due West Avenue, South 88 Degrees 28 Minutes 54 Seconds West, 491.59 Feet to Iron Rod (New); thence continuing with said right-of-way with a curve to the Left having a central angle of 07 Degrees 22 Minutes 09 Seconds, a radius of 1200.00 Feet, an arc length of 154.34 Feet, and a chord bearing and length South 84 Degrees 47 Minutes 50 Seconds West, 154.23 Feet to Iron Rod (New); Thence continuing with said right-of-way with a curve to the right having a central angle of 36 Degrees 31 Minutes 06 Seconds, a radius of 300.00 feet, an arc length of 191.21 Feet and a chord bearing and length of North 80 Degrees 37 Minutes 42 Seconds West, 187.99 Feet to Iron Rod (New); Thence continuing with said right-of-way North 62 Degrees 22 Minutes 11 Seconds West, 265.74 Feet to an Iron Rod (New); Thence continuing along said right-of-way with a curve to the left having a central angle of 12 Degrees 32 Minutes 21 Seconds, a radius of 725.00 Feet, an arc length of 158.67 Feet, and a chord bearing and length of North 68 Degrees 40 Minutes 44 Seconds West, 158.35 Feet to the Point of Beginning.

Containing 1,105,632 Square Feet or 25.38 Acres.

Being part of the same property conveyed to Ronald and Margaret Toski, by deed from Altitude@41 LLC of record as Instrument No. 20180622-0060579, Register's Office for Davidson County, Tennessee. Property subject to an easement for overhead utility lines along the southerly boundary at Old Due West Avenue and for an 8" water line along the southeasterly boundary at Old Due West Avenue