Karen Johnson Davidson County
Batch# 1064651 DEEDQC
10/25/2023 10:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231025-0083523

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Kailyn Weiss, Attorney at Law
3841 Green Hills Village Drive, Suite 400,
Nashville, TN 37215

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

Affiant

Subscribed and sworn to before me this 12 day of September 2023.

M. Catherine Clearwaters
Notary Public

1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **CENTURY FARMS, LLC,** a Delaware limited liability company, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has this day bargained, sold, and does hereby convey, remise, release and forever quit claim unto **SHEILA H. YARBROUGH, TRUSTEE OF THE MICHAEL J. YARBROUGH 2014 IRREVOCABLE TRUST** (herein referred to as "Grantee") all its right, title and interest in and to certain real property in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD said above described real estate unto the said Grantee, its heirs, successors and assigns, forever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 13TH day of September 2023.

WITNESS:

CENTURY FARMS, LLC, a Delaware limited liability company

By: Development Partners, LLC, its Manager

By: _____
William A. Oldacre, Jr., Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

THIS INSTRUMENT PREPARED BY:
Kailyn Weiss, Attorney at Law
3841 Green Hills Village Drive, Suite 400,
Nashville, TN 37215

_____
Affiant

Subscribed and sworn to before me this ____ day of September 2023.

_____
Notary Public

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **CENTURY FARMS, LLC,** a Delaware limited liability company, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has this day bargained, sold, and does hereby convey, remise, release and forever quit claim unto **SHEILA H. YARBROUGH, TRUSTEE OF THE MICHAEL J. YARBROUGH 2014 IRREVOCABLE TRUST** (herein referred to as "Grantee") all its right, title and interest in and to certain real property in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD said above described real estate unto the said Grantee, its heirs, successors and assigns, forever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 13TH day of September 2023.

WITNESS:

_____

CENTURY FARMS, LLC, a Delaware limited liability company

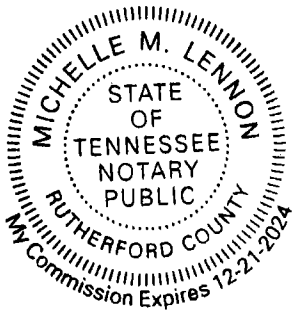
By: Development Partners, LLC, its Manager

By: _____
William A. Oldacre, Jr., Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William A. Oldacre, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Director of Development Partners, LLC, the Manager of Century Farms, LLC, a Delaware limited liability company, the within named bargainor, and that as such Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Director.

Witness my hand and seal, this 11th day of September 2023.



Notary Public

My Commission expires: 12/21/2024

The address of the Grantor and Grantees are as follows:

GRANTOR:

Century Farms, LLC
3841 Green Hills Village Drive, Suite 400
Nashville, TN 37215

GRANTEE:

The Michael J. Yarbrough 2014 Irrevocable Trust
2810 Blair Boulevard
Nashville, TN 37212

Tax Bills should hereafter be sent to the following address:

Michael J. Yarbrough
2810 Blair Boulevard
Nashville, TN 37212

Map and Parcel No. 174-00-0-274.00

Exhibit "A"

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST MARGIN OF CENTURY FARMS TERRACE, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S 78°20'39" E A DISTANCE OF 227.64' FEET TO A POINT;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 238.78 FEET, A RADIUS OF 1356.45 FEET, A CHORD BEARING OF S 12°40'31" W, AND A CHORD LENGTH OF 238.47 FEET TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 38.38 FEET, A RADIUS OF 37.50 FEET, A CHORD BEARING OF N 65°41'07" E, AND A CHORD LENGTH OF 36.73 FEET TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 32.11 FEET, A RADIUS OF 107.41 FEET, A CHORD BEARING OF N 76°25'36" W, AND A CHORD LENGTH OF 31.99 FEET TO A POINT;
THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 97.43 FEET, A RADIUS OF 206.29 FEET, A CHORD BEARING OF N 54°19'51" W, AND A CHORD LENGTH OF 96.53 FEET TO A POINT;
THENCE N 40°48'00" W, 72.28 FEET TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 133.25 FEET, A RADIUS OF 105.0 FEET, A CHORD BEARING OF N 04°26'39" W, AND A CHORD LENGTH OF 124.49 FEET TO A POINT;
THENCE N 31°54'41" E, 34.36 FEET TO A POINT;
THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 24.65 FEET, A RADIUS OF 137.50 FEET, A CHORD BEARING OF N 26°46'32" E, AND A CHORD LENGTH OF 24.62 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.22 ACRES, MORE OR LESS.

Being the same property conveyed to Century Farms, LLC, a Delaware limited liability company, by virtue of Special Warranty Deed from Lee A. Beaman, dated October 1, 2015, recorded October 5, 2015, in Instrument No. 201510050100908, in the Office of the Register of Deeds for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Kimberly Hagan, 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 September 12, 2023 (date of document).

Affiant Signature

October 25, 2023
Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 25th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

KAITLIN M FREDERICK
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
MARCH 22, 2027