Karen Johnson
Batch # 1105175
02/28/2024 09:17:57 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240228-0013501

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSE COUNTY OF DAVIDS(The actual consideration for this transfer is: $10.00 ERIC RYAN ANDERSON, AFFIANT Subscribed and sworn to before me, this 9 day of FEBRUARY 2024. NOTARY PUBLIC My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SUNNYSIDE PROJECTS, LLC 1114 Stratton Ave. Nashville, TN 37206	New Owner	Map and Parcel No.: 03900033000 03900032900

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Eric Ryan Anderson and Amy P. Anderson, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Sunnyside Projects, LLC, a Tennessee Limited Liability Company, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 4398 Stenberg Road, Whites Creek, Tennessee 37189, and more particularly described as follows:

SEE "EXHIBIT A" ATTACHED FOR LEGAL DESCRIPTION.

Being the same property conveyed to Eric Ryan Anderson and Amy P. Anderson, husband and wife, from Todd Burkett, unmarried, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20200626-0069449.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 9 day of Feb 2024.

Eric Ryan Anderson, Grantor

Amy P. Anderson, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Eric Ryan Anderson**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9 day of FEBRUARY 2024.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Amy P. Anderson**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9 day of February 2024.

Jessica Ann Clegg

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

Exhibit A

TRACT 1:
Being a tract of land in the 1st Council District of Davidson County Tennessee, and a portion of that property conveyed to Todd Burkett in DB-20090901 0081886 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 11/11/19 as follows:
Beginning at an set iron pin in the northerly margin of Stenberg Road, said pin being located N 76°45'57" E, 162.48' from the most southeast corner of Gene Carney in QCD- 20100415 0028564 R.O.D.C.T., and the most southwest corner of herein described tract; Thence now leaving said margin with the line of tract two on the same survey for the next two calls; N 18°50'30" W, 342.04' to a set iron pin; Thence N 53°11'03' W, passing the northeast corner of tract two at 735.01' a total of 804.68' to a set iron pin; Thence with a new line N 46°47'09" E, 202.57' to a set iron pin just southwest of a farm road; Thence along the southwesterly edge of said farm road for the next six calls: S 56°09'30" E, 75.99' to a set iron pin; Thence S 59°08'53" E, 90.42' to a set iron pin; Thence S 69°13'19" E, 196.53' to a set iron pin; Thence S 46°20'59"E, 104.81' to a set iron pin; Thence S 10°02'24" E, 115.57' to set iron pin; Thence S 21°32'20" E, 61.38' to a set iron pin; Thence S 50°52'02" E, 112.60' crossing said farm road to a 4" tree in a fence just east of a cemetery ; Thence with said fence for the next four calls: S 00°54'07" E, 20.25' to a 6" tree; Thence S 36°35'56" E, 43.41' to a 18" walnut tree; Thence S 37°25'40" E, 39.11' to a 12" maple tree; Thence S 49°10'38" E, 98.74' to an existing power pole; Thence S 27°36'09" E, 264.07' to a set iron pin in the margin of said Stenberg Road; Thence with said margin and a curve to the left (I= 28°48'49", R= 384.60' & CB= S 62°54'07" W, 191.38'), L= 193.41' to the point of beginning containing 5.019 acres.
The above described tract is subject to a 15' Ingress & Egress Easement in favor of Map 39, Parcel 322.00 T.A.O.D.C.T.; described as follows:
Beginning at a point N 27°36'09" W, 231.10' from the southeast corner of the above described tract; Thence with said easement for the next twenty- three calls:
N 57°44'06" W, 82.48'; N 69°09'35" W, 23.48'; S 84°10'03" W, 42.18'; N 71°02'32" W, 21.20'; N 35°08'23" W, 14.91'; S 75°06'55" W, 44.92'; N 53°11'03" W, 19.11'; N 75°06'55" E, 53.76'; N 26°11'47" W, 38.12'; N 16°18'58" W, 50.22'; N 12°14'54" W, 49.24'; N 22°15'45" W, 41.84'; S 50°52'02" E, 31.44'; S 22°15'45" E, 15.24'; S 12°14'54" E, 50.34'; S 16°18'58" E, 48.39'; S 26°11'47" E, 46.66'; S 35°08'23" E, 14.04'; S 71°02'32" E, 11.91'; N 84°10'03" E, 42.44'; S 69°09'35"E, 28.54'; S 57°44'06" E, 58.14'; S 27°36'09"E, 29.88' to the point of beginning.

TRACT 2:
Being a tract of land in the 1st Council District of Davidson County Tennessee, and a portion of that property conveyed to Todd Burkett in DB-20090901-0081886 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 11/11/19 as follows:
Beginning at an existing iron pin in the northerly margin of Stenberg Road, said pin being the most southeast corner of Gene Carney in QCD- 20100415 0028564 R.O.D.C.T., and the most southwest corner of herein described tract; Thence now leaving said margin with said Carney for the next six calls; N 14°18'59" W, 367.90' to an existing iron pin; Thence S 75°05'58" W, 109.72' to an existing iron pin; Thence N 89°19'15" W, 175.33' to an existing iron pin; Thence N 71°35'50" W, 179.79' to an existing iron pin; Thence N 40°57'36" W, 103.55' to an existing iron pin; Thence N 07°13'38" W, 249.86' to an existing iron pin; Thence now leaving said Carney with a new line N 49°00'55" E, 134.46' to a set iron pin in the line of tract one on the same survey; Thence with said tract one for the next two calls: S 53°11'03" E, 735.01' to a set iron pin; Thence S 18°50'30" W, 342.04' to a set iron pin in the northerly margin of Stenberg Road; Thence leaving said tract one with said margin S 76°45'57" W, 162.48' to the point of beginning containing 5.027 acres.
The above described tract is subject to a 30' ingress & egress easement in favor of Map 39, Parcel 324.00 T.A.O.D.C.T., as shown on a survey by Tommy E. Walker R.L.S. TN LIC. No. 1465 dated 08/06/09.
The above Tracts 1 and 2 being a portion of the same property conveyed to TODD BURKETT, by deed from ROBERT KENDRICK, of record in Instrument No. 20121219-0116773 , dated December 14, 2012 , said Register's Office.