Karen Johnson Davidson County
Batch# 1114963 DEEDQC
03/25/2024 03:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240325-0020655

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Big River Fence, LLC 1410 Lebanon Pike Nashville, TN 37210	Same	94-36 94-205

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL D. SMITH ("Grantor") hereby quitclaims and conveys to BIG RIVER FENCE, LLC, a Tennessee limited liability company, its successors and assigns, all his interest in the property in Davidson County, Tennessee described on Exhibit A attached hereto.

IN WITNESS WHEREOF, Grantor executed this instrument on this 22 day of March, 2024.

MICHAEL D. SMITH

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Michael D. Smith, the within named bargainor, 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, at office, as of this 22 day of March, 2024.

Notary Public

DEBRA R VINCION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: July 6, 2026

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value (whichever is greater) for this transfer is $0

Affiant

Subscribed and sworn to before me, this 22 day of MARCH, 2024

Notary Public

DEBRA R VINCION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
July 6, 2026

EXHIBIT A

Parcel One – Tax Parcel 94-36:

Being Lot No. 2, on the Map of Robert J. Joslin Property Two Lot Resubdivision, of record in Book 5190, page 602, Register's Office for Davidson County, TN, to which reference is hereby made for a more complete description.

Being the same property conveyed by deed of record as Instrument #20021120-0144454, Register's Office for Davidson County, Tennessee.

Parcel Two – Tax Parcel 94-205:

Land in Davidson County, Tennessee, and being more particularly described according to a survey by Steve Delle, Registered Land Surveyor License No. 1710, Delle Land Surveying Company, Inc, 408 Nesbitt Lane, Madison TN 37115, as follows, to-wit:

Beginning at an iron rod in the northern right of way of Lebanon Pike, said point being the southwest corner of the Michael D. Smith property as described in Instrument 20021120-0144454 RODC, and the southeast corner of the H H III Realty property as described in Plat Book 5190 Page 602 Lot 1, RODC;

Thence, with the common line between the aforementioned properties, North 05 degrees 48 minutes 53 seconds East, 200.00 feet to an iron rod;

Thence, North 81 degrees 32 minutes 53 seconds East, 50.00 feet to an iron rod;

Thence, North 05 degrees 48 minutes 53 seconds East, 122.40 feet to an iron rod, at the southwest corner of the Archer I, LLC and McDaniel Properties, LLC, the True Point of Beginning;

Thence, with a the common line between Archer and Smith, South 83 degrees 41 minutes 44 seconds East, 97.75 feet to an iron rod at the northeast corner of Smith;

Thence, with a new line, North 05 degrees 59 minutes 14 seconds East, 18.83 feet to a metal fence post;

Thence, with a new line, North 82 degrees 25 minutes 14 seconds West, 67.72 feet to a metal fence post;

Thence, with a new line, North 74 degrees 43 minutes 24 seconds West, 30.53 feet to an iron rod;

Thence, South 05 degrees 48 minutes 22 seconds West, 25.10 feet to the point of beginning and containing 2009 square feet, or 0.046 acres.

Being the same property conveyed by deed of record as Instrument #20150512-0043644, Register's Office for Davidson County, Tennessee.

27602339.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Mar 22, 2024 (date of document).

Affiant Signature

03/25/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of March, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

