THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

Karen Johnson Davidson County
Batch # 1204098 DEEDQC
11/13/2024 11:41:59 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20241113-0088299

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2024.

Notary Public

My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John Austin Lee, III and Carla Stokes Lee 9468 Little East Fork Rd Franklin, TN 37064	New Owner P/O	Map and Parcel No.: 178-00-0-068.00 P/0178-00-0-091.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **John Austin Lee, III and Carla Stokes Lee, husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **John Austin Lee, III and Carla Stokes Lee, husband and wife**, their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

See attached Exhibit A

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2024.

John Austin Lee, III

Carla Stokes Lee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Austin Lee, III** and **Carla Stokes Lee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30th day of July, 2024.

Notary Public

My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

Exhibit "A"

Being a parcel of land lying in the 35th Council District of Davidson County, Tennessee. It can generally be described as east and adjacent to Little East Fork Road, north and adjacent to Little East Fork Creek, and south of Highway 96 and being further described below.

Beginning at a set ½" iron pin capped "TTL" at the corner of the Bryan R. Kimball & Murray M. Kimball property as recorded in Instrument # 20181017-0102826 RODCT, and in the eastern line of the Little East Fork Partners property as recorded in Instrument # 20190325-0026654 RODCT. Said POINT OF BEGINNING having Tennessee State Plane Coordinates (NAD 83) of Northing 608,101.52 and Easting 1,665,727.78. Said iron pin being the northern most corner of the herein described Tract 1.

Thence, with the Said Kimball property the following 6 calls, South 63° 11' 13" East a distance of 187.22 feet to a point.

Thence, South 66° 10' 42" East a distance of 274.00 feet to a point.

Thence, South 70° 19' 16" West a distance of 498.52 feet to a set ½" iron pin capped "TTL."

Thence, South 21° 08' 19" East a distance of 359.07 feet to a set ½" iron pin capped "TTL."

Thence, South 75° 23' 09" East a distance of 189.71 feet to a found Nail.

Thence, South 63° 59' 35" East a distance of 136.53 feet to a ½" iron pin capped "1838." Said iron pin being the southwest corner of said Kimball property and being the northern line of the Mary Linton & Benton D. Little property as recorded in Instrument # 20170802-0078366 RODCT.

Thence, leaving said Kimball property and with said Linton & Little property, South 54° 19' 52" West a distance of 472.43 feet to a point in the center of Big East Fork Creek.

Thence, with and past the corner of said Linton & Little property, to and along the Elmer Jones property as recorded in Instrument # 00004843-0000965, and with the center of Big East Fork Creek the following 8 calls all to a point in the center of the creek, South 87° 23' 00" West a distance of 101.84 feet to a point.

Thence, South 79° 33' 02" West a distance of 133.70 feet to a point.

Thence, South 62° 51' 17" West a distance of 80.50 feet to a point.

Thence, North 82° 41' 41" West a distance of 113.36 feet to a point.

Thence, North 47° 00' 10" West a distance of 234.68 feet to a point.

Thence, North 04° 02' 04" East a distance of 116.37 feet to a point.

Thence, North 11° 38' 40" West a distance of 243.66 feet to a point.

Thence, North 32° 41' 46" West a distance of 12.94 feet to a point. Said point being the southwest corner of the Luke and Sarah Dalske property as recorded in Instrument # 20210325-0039289 RODCT, and being the northwest corner of herein described Tract.

Thence, leaving the creek and said Jones property, along a New Severance line with said Dalske property the following 17 calls, North 77° 47' 34" East passing a found Nail at 90.00 feet, a total distance of 606.34 feet to a set ½" iron pin capped "TTL."

Thence, North 20° 53' 22" West a distance of 10.72 feet to a point.

Thence, North 20° 37' 57" West a distance of 16.05 feet to a point.

Thence, North 14° 58' 04" West a distance of 14.75 feet to a point.

Thence, North 12° 39' 11" West a distance of 41.67 feet to a point.

Thence, North 14° 56' 15" West a distance of 40.40 feet to a point.

Thence, North 18° 30' 09" West a distance of 44.61 feet to a point.

Thence, North 12° 13' 10" West a distance of 27.30 feet to a point.

Thence, North 03° 26' 09" West a distance of 36.77 feet to a point.

Thence, North 06° 01' 06" East a distance of 47.51 feet to a point.

Thence, North 10° 03' 18" East a distance of 9.74 feet to a point.

Thence, North 11° 30' 38" East a distance of 17.93 feet to a point.

Thence, North 16° 35' 22" East a distance of 20.55 feet to a point.

Thence, North 18° 36' 42" East a distance of 33.29 feet to a point.

Thence, North 20° 54' 00" East a distance of 22.60 feet to a point.

Thence, North 20° 37' 44" East a distance of 20.02 feet to a point.

Thence, North 18° 41' 21" East a distance of 12.87 feet to a set ½" iron pin capped "TTL." Said iron pin being the northeast corner of said Dalske property and being the eastern line of said Little East Fork Partners property.

Thence, leaving said Dalske and with said Little East Fork Partners North 34° 49' 59" East a distance of 92.70 feet to the POINT OF BEGINNING.

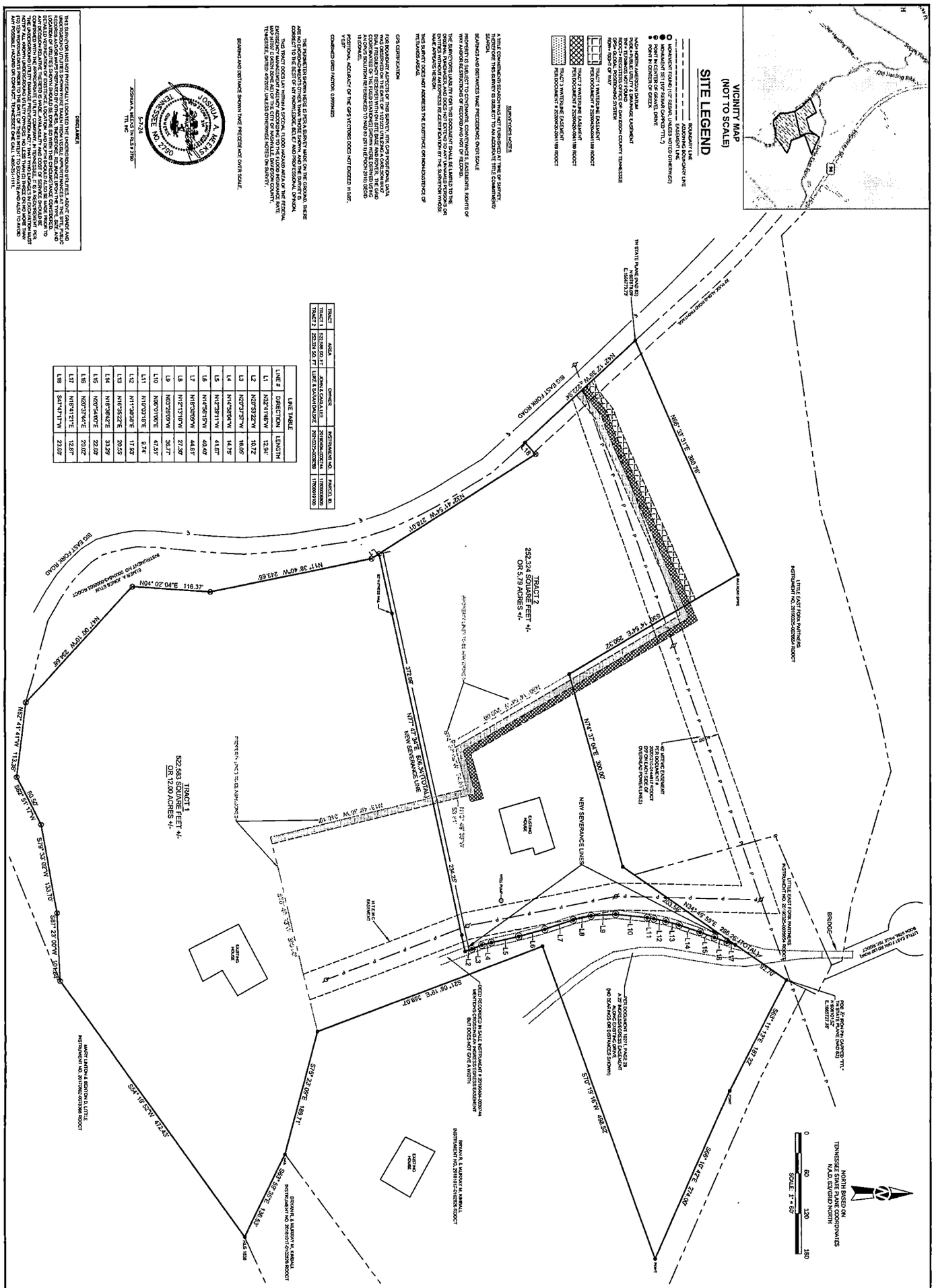
Herein described Tract 1 containing 522,586 square feet or 12.00 acres more or less,

Together with and subject to any easements, covenants, right of ways, and conveyances that are of record and not of record. According to an unrecorded boundary survey by TTL, Inc., stamped by Joshua A. Meeks, TN RLS #2790 dated May 7, 2024.

This is improved property known as: **9468 Little East Fork Rd, Franklin, TN 37064.**

Being part of the property conveyed to John Austin Lee, III and Carla Stokes Lee, husband and wife by Warranty Deed from M. Jane Cleveland, a single person, dated March 15, 2019 and recorded on April 4, 2019 in Instrument No. 20190404-0030744, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John Austin Lee, III and Carla Stokes Lee, husband and wife by Quitclaim Deed from Luke Dalske and Sarah Dalske, husband and wife, dated August 2, 2024 and recorded on 11.13., 2024 in Instrument No. 20241113-0088298, in the Register's Office of Davidson County, Tennessee.



Sheet Title
LITTLE EAST FORK BOUNDARY

No.	Date	Revision Description

Drawn By: JSL/CM | Checked By: G.SMITH
Date: 5-7-2024 | Proj. No.: 21-12-03855
File Name: 9468 Little East Fork Rd.dwg

Sheet No.
1 OF 2

BOUNDARY SURVEY
JOHN AUSTIN LEE, II & CARLA STOKES PROPERTY AND
LUKE & SARAH DALSKE PROPERTY
35TH COUNCIL DISTRICT
PARCEL ID: 17800019100 & 17800006800
9448 & 9468 LITTLE EAST FORK RD, FRANKLIN
DAVIDSON COUNTY, TENNESSEE

TTL
330 North Second Street | Clarksville, TN 37040
931.647.6959 | www.tlusa.com