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.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 2 day of August, 2024. Notary Public My Commission Expires:

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

Karen Johnson
Batch # 1204102
11/13/2024 11:50:20 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20241113-0088309

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Luke A. Dalske and Sarah E. Dalske 9448 Little East Fork Rd Franklin, TN 37064	New Owner	Map and Parcel No.: P/O: 178-00-0-191.00 P/O: 178-00-0-068.00

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, **Luke Dalske and Sarah Dalske, husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Luke A. Dalske and Sarah E. Dalske, 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 2 day of August, 2024.

Luke Dalske

Sarah Dalske

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Luke Dalske** and **Sarah Dalske**, 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 2 day of August, 2024.

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

Notary Public

My Commission Expires: 5/8/28

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.

Commencing 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, and being the northern most corner of the John and Carla Lee property as recorded in Instrument # 20190325-0026654. Said point of commencement having Tennessee State Plane Coordinates (NAD 83) of Northing 608,101.52 and Easting 1,665,727.78.

Thence, leaving said Kimball property and with said Lee and Little East Fork property, South 34° 49' 59" West a distance of 92.70 feet to a set ½" iron pin capped "TTL." Said iron pin being the true POINT OF BEGINNING of the herein Tract.

Thence, leaving said Little East Fork property and along a New Severance Line with said Lee property the following 17 calls, Thence, South 18° 41' 21" West a distance of 12.87 feet to a point.

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

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

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

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

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

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

Thence, South 06° 01' 06" West a distance of 47.51 feet to a point.

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

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

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

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

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

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

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

Thence, South 20° 53' 22" East a distance of 10.72 feet to a set ½" iron pin capped "TTL."

Thence, South 77° 47' 37" West passing a nail at 516.34 feet a total distance of 606.34 feet to a point in the center of Big East Fork Creek. Said point being the eastern line of the Elmer Jones property as recorded in Instrument # 00004843-0000965 RODCT, and being the northwest corner of said Lee property.

Thence, leaving said Lee property and with said Jones property the following 2 calls, North 32° 41' 54" West a distance of 278.01 feet to a point in the center of Big East Fork Creek.

Thence, leaving said creek, South 47° 47' 17" West a distance of 23.60 feet to a set ½" iron pin capped "TTL." Said iron pin being in the northern right of way of Big East Fork Road.

Thence, leaving said Jones and with said Big East Fork Road, North 42° 12' 39" West a distance of 222.94 feet to a ½" iron pin. Said pin being the northwest corner of herein described Tract and being the southwest corner of the said Little East Fork Partners property.

Thence, leaving said Big East Fork Road and with said Little East Fork Partners property the following 4 calls; North 66° 33' 31" East a distance of 380.76 feet to a found railroad spike.

Thence, South 30° 14' 54" East a distance of 290.32 feet to a set ½" iron pin capped "TTL."

Thence, North 74° 37' 04" East a distance of 300.00 feet to a set ½" iron pin capped "TTL."

Thence, North 34° 49' 59" East a distance of 203.56 feet to said POINT OF BEGINNING.

Said Tract 2 containing 252,324 square feet or 5.79 acres more or less.

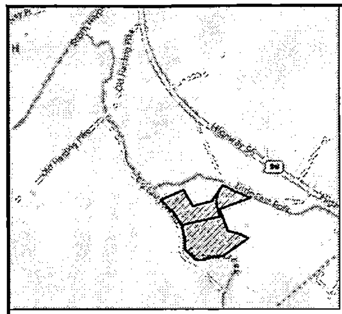
Together with and subject to any easements, covenants, right of ways, and conveyances that are of record. According to an unrecorded boundary survey by TTL, Inc., stamped by Joshua A. Meeks, TN RLS #2790 dated May 7, 2024.

This is improved property known as: **9448 Little East Fork Rd, Franklin, TN 37064.**

Being part of the property conveyed to Luke Dalske and Sarah Dalske, husband and wife by Warranty Deed from Little East Fork Partners and/or Assigns, dated March 23, 2021 and recorded on March 25, 2021 in Instrument No. 20210325-0039289, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Luke Dalske and Sarah Dalske, husband and wife by quitclaim deed from John Austin Lee, III and Carla Stokes Lee, dated July 30, 2024 and recorded on 11-13, 2024 in Instrument No. 20241113.0088308 in the Register's Office of Davidson County, Tennessee. Luke Dalske and Sarah Dalske, are one and the same persons, respectively, as Luke A. Dalske and Sarah E. Dalske.

X:\2023\12\23-12-PRELIM 9468 LITTLE EAST FORK RD-DAVIDSON CO\SURVEY\9468 LITTLE EAST FORK RD.DWG
PLOTTED: 5/8/2024 8:52 AM



VICINITY MAP
(NOT TO SCALE)

SITE LEGEND

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- EASEMENT LINE
- MONUMENT FOUND (1/2" REBAR, UNLESS NOTED OTHERWISE)
- MONUMENT SET (1/2" REBAR CAPPED "TTL")
- POINT IN CENTER OF GRAVEL DRIVE
- POINT IN CENTER OF CREEK

NAD= NORTH AMERICAN DATUM
PUDE= PUBLIC UTILITY & DRAINAGE EASEMENT
TNF= TERMINUS NOT FOUND
RODCT= REGISTERS OFFICE OF DAVIDSON COUNTY TENNESSEE
GPS= GLOBAL POSITIONING SYSTEM
ROW= RIGHT OF WAY

- TRACT 1 WATERLINE EASEMENT PER DOCUMENT # 20200420-0041189 RODCT
- TRACT 2 WATERLINE EASEMENT PER DOCUMENT # 20200420-0041189 RODCT
- TRACT 3 WATERLINE EASEMENT PER DOCUMENT # 20200420-0041189 RODCT

SURVEYOR'S NOTES

A TITLE COMMITMENT/ SEARCH WAS NOT FURNISHED AT TIME OF SURVEY, THEREFORE THIS SURVEY IS SUBJECT TO AN ACCURATE TITLE COMMITMENT/ SEARCH.

BEARINGS AND DISTANCES TAKE PRECEDENCE OVER SCALE

PROPERTY IS SUBJECT TO COVENANTS, CONVEYANCES, EASEMENTS, RIGHTS OF WAY AND/OR RESTRICTIONS OF RECORD AND NOT OF RECORD.

THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER, AND DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITIES WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS HEREON.

THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AREAS.

GPS CERTIFICATION.

FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON THE DATE OF 11/21/23 UTILIZING A CARLSON BRX7 DUAL FREQUENCY RECEIVER WITH ON SITE BASE AND ROVER. THE GRID COORDINATES OF THE FIXED STATION(S) SHOWN WERE DERIVED USING AN OPUS SOLUTION REFERENCED TO NAD 83 (2011) (EPOCH 2010) GEOID 18 (CONUS).

POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.05', V 0.07'

COMBINED GRID FACTOR: 0.99994925

THE PERIMETER SHOWN HERE IS PER A SURVEY MADE ON THE GROUND, THERE ARE NO ENCROACHMENTS OTHER THAN THOSE SHOWN, AND THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL OPINION.

THIS TRACT DOES LAY WITHIN A SPECIAL FLOOD HAZARD AREA OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO THE FLOOD INSURANCE RATE MAP (47037 C 0432H ZONE AE) OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, DATED: 4/5/2017, UNLESS OTHERWISE NOTED ON SURVEY.

BEARING AND DISTANCE SHOWN TAKE PRECEDENCE OVER SCALE.

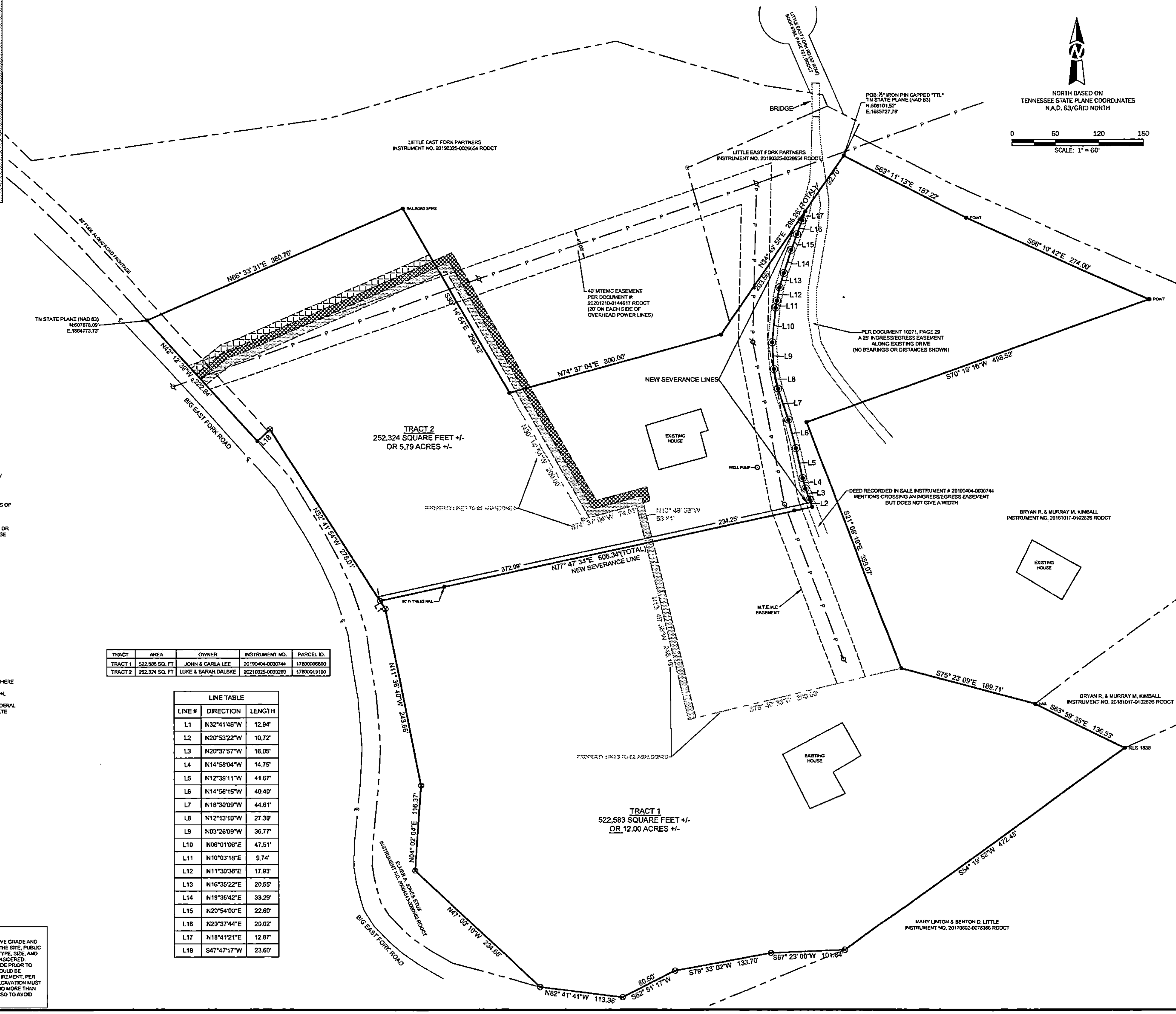
JOSHUA A. MEEKS · REGISTERED LAND SURVEYOR · TENNESSEE NO. 2790

5-7-24

JOSHUA A. MEEKS TN RLS # 2790
TTL INC

DISCLAIMER

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT," THAT WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR NO MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.



TRACT	AREA	OWNER	INSTRUMENT NO.	PARCEL ID.
TRACT 1	522,585 SQ. FT	JOHN & CARLA LEE	20190404-0030744	17800006800
TRACT 2	252,324 SQ. FT	LUKE & SARAH DALSKE	20210325-0039269	17800019100

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N32°41'46"W	12.94'
L2	N20°53'22"W	10.72'
L3	N20°37'57"W	16.05'
L4	N14°58'04"W	14.75'
L5	N12°39'11"W	41.67'
L6	N14°56'15"W	40.40'
L7	N18°30'09"W	44.61'
L8	N12°13'10"W	27.30'
L9	N03°26'09"W	36.77'
L10	N06°01'06"E	47.51'
L11	N10°03'18"E	9.74'
L12	N11°30'38"E	17.93'
L13	N16°35'22"E	20.55'
L14	N18°36'42"E	33.29'
L15	N20°54'00"E	22.60'
L16	N20°37'44"E	20.02'
L17	N18°41'21"E	12.87'
L18	S47°47'17"W	23.60'

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.ttlusa.com

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