QUITCLAIM DEED

Karen Johnson
Batch # 1213048
12/06/2024 09 39 55 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241206-0094793

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm Expires June 23, 2027

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd , Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
VISTA LAND CO, LLC	VISTA LAND CO, LLC	33-32
(NAME) 1219 South Dickerson Pike	(NAME) 1021 Glover Hills Dr.	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Springfield TN 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20220671

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Acklen Property Group, LLC , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto Vista Land Co LLC, hereinafter called the GRANTEES, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Certain real property situate in the 11th Civil District of Davidson County, Tennessee, and described as follows

Being Lot No 3 on the map of the Re-Subdivision of Lot No 6 on the plan of the lots of Eppie Cunningham Lands and an 8-acre tract marked "Nancy A Garrett" on the said plan of record in Book 58, page 56, Register's Office for Davidson County, Tennessee, according to survey by Erid Drake, County Surveyor, dated 08/06/1935, as follows

Beginning at a point in the north margin of Dickerson Pike, the common corner of Lots 2 and 3, thence with the margin of said Pike N 57°45'220 feet to the SW corner of the Archie Smith Lands, thence along said Smith's west line, and along the east line of Lot No. 3, N 03°30'W 1307 feet to the south line of the Denny Lands, thence with the line of the S 83°15'W 184 feet to the corner of the Lots Nos 2 and 3, thence with the line between said lots S 30°30'W 1402 5 feet to the point of beginning, containing 4 79 acres, more or less

BEING the same property conveyed to Craig John Koch and Louanne Bakich Koch, Trustee of Craig John Koch Revocable Trust Dated 06/12/1992 by Warranty Deed from Donna Gosnell, unmarried, dated March 1, 2006 and filed of record in Instrument No 20060308-0027118, Register's Office for Davidson County, Tennessee

BEING the same property conveyed to Acklen Property Group, LLC by Warranty Deed from Craig John Koch and Louanne Bakich Koch, Trustee of Craig John Koch Revocable Trust Dated 06/12/1992 dated October 13, 2023 and filed of record in Instrument No 20231014-0081304, Register's Office for Davidson County, Tennessee

And also made subject to Dedication of Easement for Sanitary Sewers and/or Storm Drainage, appearing of record in Book 7697, page 905, Register's Office for said County

Unimproved ☐

This is improved ☒ property, known as 1219 South Dickerson Pike, Goodlettsville, TN 37072
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

Witness my hand 5 day of December, 2024

Daryl Adler, Member

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Daryl Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Managing Member (or other officer authorized to execute the instrument) of Vista Land Co LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member (or other authorized officer)

Witness my hand, at office, this 5 of December, 2024

Notary Public
My Commission Expires

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Comm Expires
June 23, 2027