NEW OWNER:

Robert K. Link & Melissa K. Link,
husband and wife
407 Kemper Dr. N.
Madison TN 37115

SEND TAX BILLS TO:
NEW OWNER
Map-Parcel No:
024-00-0-100.00
024-00-0-122.00
024-00-0-123.00
024-00-0-124.00
024-00-0-135.00
024-00-0-136.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave
Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 1218760 DEEDQC
12/20/2024 02:16:30 PM 6 pgs
Fees: $37.00 Taxes: $0.00
20241220-0099245

QUITCLAIM DEED

WHEREAS, **Robert Kevin Link and Melissa Kay Link, husband and wife**, have heretofore purchased certain parcels or tracts of real property; and

WHEREAS, **Robert Kevin Link and Melissa Kay Link, husband and wife** desire to combine the multiple parcels into one property which is more particularly described in the attached **Exhibit A.**

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises and for the sole purpose of combining the multiple parcels, **Robert Kevin Link and Melissa Kay Link, husband and wife,** do hereby convey and quitclaim unto **Todd A. Tressler, II**, his successors and assigns, all our right, title and interest in and to the following tracts or parcels of land, situate and lying in the Davidson County, Tennessee, bounded and described as follows, to-wit:

SEE ATTACHED EXHIBIT A

And now, I, **Todd A. Tressler, II**, for the express purpose of carrying out the intent of this conveyance as set forth above, do hereby quitclaim all my right, title and interest in the above-described tracts or parcels of land to **Robert Kevin Link and Melissa Kay Link, husband and wife,** their heirs, successors, and assigns.

WITNESS OUR SIGNATURES this 19th day of December, 2024.

Robert Kevin Link

Melissa Kay Link

Todd A. Tressler, II,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Robert Kevin Link** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 19th day of December, 2024.

NOTARY PUBLIC

TURNER EVANS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2026

My commission expires: 4/26/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Melissa Kay Link** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 19th day of December, 2024.

NOTARY PUBLIC

TURNER EVANS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2026

My commission expires: 4/26/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Todd A. Tressler, II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this _____ day of _____ __, 2024.

NOTARY PUBLIC

My commission expires: 4/26/24

TURNER EVANS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2026

****

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Sworn to and subscribed to before me this 19th day of December, 2024.

NOTARY PUBLIC

My commission expires: 4/26/26

TURNER EVANS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires

EXHIBIT A

Being a tract of land situated in the 10th Civil District of Davidson County, Tennessee, on Campbell Road, a combination of the property conveyed to Robert Kevin & Melissa Kay Link property of record in Instrument #20230314 0018546 (R.O.D.C., TN.). and being more particularly described as follows:

Beginning at a Rebar set with a yellow cap marked "W&A ENG" in the Northerly margin of Campbell Rd, said point being the southeast corner of the Elizabeth Ann Sims Revocable Living Trust property of record in Instrument #20230019 0004236 (R.O.D.C., TN.), and the southwest corner of "Tract 3" of the Robert Kevin & Melissa Kay Link property of record in Instrument #20230314 0018546 (R.O.D.C., TN.);

thence, leaving said Campbell Road, N29°21'46"E for a distance of 423.81 feet to a 5/8" Rebar with no cap found 0.2' above grade, being the northeasterly corner of Elizabeth Ann Sims Revocable Living Trust property, also being the southeasterly corner of the Marcia & Darren Womack property of record in Instrument #20200904 0101322 (R.O.D.C., TN.);

thence, with the south line of Marcia & Darren Womack property N78°57'16"E a distance of 429.40 feet to a 1/2" rebar set with a yellow cap marked "W&A ENG" at a 24" Hackberry, said point being on the Southerly line of Marcia & Darren Womack property, also being the northeasterly corner of said "Tract 3", and the northwesterly corner of "Tract 2" of the Robert Kevin & Melissa Kay Link property of record in Instrument #20230314 0018546 (R.O.D.C., TN.);

thence, continuing with said line, N78°57'16"E and passing through a 1" Iron pipe at a distance of 64.88 feet, being the southwesterly corner of the Sammy E. Phelan property of record in Instrument #00009086 0000153 (R.O.D.C., TN.), passing through a Rebar with a yellow cap marked "W&A ENG" at 180.11 feet, at a cutoff post, being on the southerly line of Sammy E. Phelan property, also being the northeasterly corner of said "Tract 2", also being the northwesterly corner of "Tract 4" of Robert Kevin & Melissa Kay Link property, passing through a Rebar set with a yellow cap marked "W&A ENG" at 356.50 feet, being the northeasterly corner of said "Tract 4" also being the northwesterly corner of "Tract 6" of Robert Kevin & Melissa Kay Link property, and for a total distance of 756.50 feet to a Planted Stone found, being on the Southerly line of said Sammy E. Phelan property, the northeasterly corner of "Tract 6", also being the northwesterly corner of "Tract 5" of Robert Kevin & Melissa Kay Link property;

thence, continuing along said line Northeasterly, N54°55'02"E for a distance of 553.86 feet to a 1/2" Rebar with yellow cap (illegible) at grade, found at a TPOST, said point being on the Southerly line of said Michael B. & Xun Y. Porter property of record in Instrument #20190417 0035139 (R.O.D.C., TN.); thence, S82°04'24"E for a distance of 246.89 feet to a Rebar with a yellow cap (illegible) at TPOST in a 24" dead tree, being the southeasterly corner of said Michael B. & Xun Y. Porter property, also,

northeasterly corner of said "Tract 5", also being a point in the westerly line of the Cheryl Harris Trustee property of record in Deed Book 10326 Page 449 (R.O.W.C., TN.);

thence, along said line, S06°22'48"E a distance of 505.97 feet to a 5/8" rebar found 0.4' above grade, being a corner in the easterly line of said "Tract 5", also being on the westerly line of the said Cheryl Harris Trustee property;

thence westerly, S72°31'18"W passing through a 1/2" rebar 0.2 above grade at a distance of 17.99 feet to a, being a corner of the westerly line of said Cheryl Harris Trustee property, also being a point on the southerly line of said "Tract 5", also being the northeasterly corner of Michelle Burks property of record in Instrument #20140910 0082897 (R.O.D.C., TN.);

thence, with the same line, S72°31'18"W a distance of 250.24 feet to a 1/2" Rebar set with a yellow cap marked "W&A ENG", with a total distance of 268.23 feet, on the southerly line of "Tract 5", also being a point on the northerly line of said Michelle Burks property;

thence, continuing westerly along said line, S84°31'18"W for a distance of 268.54 feet to a Rebar set with a yellow cap marked "W&A ENG", said point being on the easterly line of the Robert Kevin Link and Melissa Kay Link property of record in Instrument **#20240923 0073520** (R.O.D.C.,TN), also being the northwesterly corner of said Michelle Burks property;

thence, with the common line of the Burks and Link properties, S09°39'32"E a distance of 147.95 feet to a point;

thence, continuing with the common line of the Burks and Link properties, S07°55'52"W a distance of 380.71 feet to a point in the north margin of Campbell Road, said point being the southwest corner of the Burks property;

thence, with the Northerly margin of Campbell Road and with a curve to the left having a radius of 679.93 feet, a curve length of 119.90 feet and a chord bearing and distance of N84°15'41"W for a distance of 119.75 feet to a point on the southerly line of "Tract 5";

thence, with the Northerly margin of Campbell Road, N89°51'05"W for a distance of 64.87 feet to a 1/2" rebar set with a yellow cap marked "W&A ENG", said point being the southeasterly corner of said "Tract 5", also being the southeasterly corner of said "Tract 6";

thence with the northerly margin of Campbell Road and southerly line of said "Tract 6" for the next two (2) calls;

1. N89°51'05"W for a distance of 69.16 feet to a point;
2. S88°47'54"W for a distance of 41.48 feet to a 1/2" rebar set with a yellow cap marked "W&A ENG", said point being the southwesterly corner of said "Tract 6", also being the southeasterly corner of said "Tract 4";

thence, with the Northerly margin of Campbell Road for the next three (3) calls;

1. S88°47'54"W for a distance of 99.72 feet to a point;
2. S88°00'16"W for a distance of 377.88 feet to a point;
3. with a curve to the right having a radius of 711.12 feet, a curve length of 90.05 feet and a chord bearing and distance of N86°09'01"W for a distance of 89.99 feet to a Rebar set with a yellow cap marked "W&A ENG", said point being the southwesterly corner of said "Tract 4", also being the southeasterly corner of said "Tract 2";

thence, with the Northerly margin of Campbell Road for the next three (3) calls;

1. with a curve to the right having a radius of 711.12 feet, a curve length of 104.62 feet and a chord bearing and distance of N78°18'29"W for a distance of 104.52 feet to a point,
2. N74°41'08"W for a distance of 194.76 feet to a point;
3. with a curve to the right having a radius of 637.84 feet, a curve length of 40.53 feet and a chord bearing and distance of N74°28'59"W for a distance of 40.52 feet to a 1/2" rebar set with a yellow cap marked "W&A ENG", said point being the southwesterly corner of said "Tract 2", also being the southeasterly corner of said "Tract 3";

thence, with the Northerly margin of Campbell Road for the next three (3) calls;

1. with a curve to the right having a radius of 637.84 feet, a curve length of 96.81 feet and a chord bearing and distance of N68°18'52"W for a distance of 96.72 feet to a point;
2. with a curve to the right having a radius of 663.65 feet, a curve length of 174.49 feet and a chord bearing and distance of N56°24'44"W for a distance of 175.00 feet to a point;
3. N47°30'08"W for a distance of 49.04 feet to the ***Point of Beginning,*** containing 1,279,992 Sq.Ft. or 29.38 acres, more or less.

Being the same property conveyed to Robert Kevin & Melissa Kay Link property of record in Instrument #20230314 0018546 (R.O.D.C., TN.).

202412200099245

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 19, 2024.

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of July, 2023.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY