

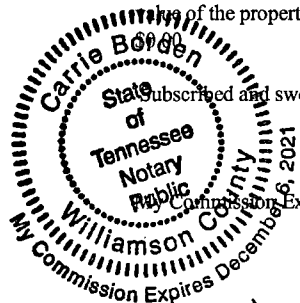
Electronically Filed in TPUC Docket Room March 3, 2020 2:36 p.m.

Perrone

AFFIDAVIT OF VALUE

I, Kristen Jacoby, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or sale of the property or interest in property transferred, whichever is greater, is

97-01393



Subscribed and sworn to before me this 24 day of January, 2020

Notary Public

Commission Expires: 12/6/21

QUIT CLAIM DEED

mau This Instrument Was Prepared By and Return to:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

| Address New Owner(s) as follows: | Send Tax Bills To: | Tax Parcel |
|--|--------------------|--|
| Tennessee Wastewater Systems, Inc. 851 Aviation Parkway Smyrna, TN 37167 | SAME | P/O Parcel Nos. 081-15.00 & 081-19.00 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 (\$10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **LAND DEVELOPMENT.COM, INC., a Tennessee corporation** (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **TENNESSEE WASTEWATER SYSTEMS, INC., a Tennessee corporation** (hereinafter referred to as "Grantee") all of the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[Signatures Commence on Following Page]

BK: 7881 PG: 63-66

20004728

| | |
|-------------------------|--------|
| 4 PGS:AL-QUITCLAIM DEED | |
| 644817 | |
| 02/03/2020 - 09:42 AM | |
| BATCH | 644817 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 20.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 22.00 |

STATE OF TENNESSEE, WILLIAMSON COUNTY

SHERRY ANDERSON

REGISTER OF DEEDS

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 24th day of January, 2020.

GRANTOR:

**Land Development.com, Inc.,
a Tennessee corporation**

By: 

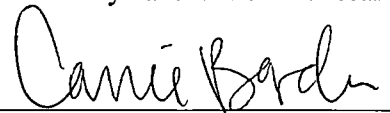
Name: Gregory S. Perrone

Its: Duly Authorized Agent

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Gregory S. Perrone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Duly Authorized Agent of LAND DEVELOPMENT.COM, INC., the within named bargainor, a corporation, and that he as such Duly Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said Gregory S. Perrone as Duly Authorized Agent.

Witness my hand and official seal on this 24th day of January, 2020.



Notary Public

My Commission Expires: 12/6/21

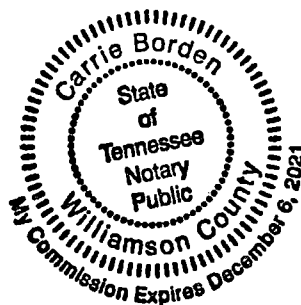


EXHIBIT "A"**Legal Description****Tract 1**

BEING A TRACT OF LAND, LOCATED IN THE 19th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, BOUNDED ON ALL SIDES BY THE REMAINING LANDS OF LAND DEVELOPMENT.COM, INC, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND WITH A "BRIGGS" CAP, AT THE NORTHWEST CORNER OF LAND DEVELOPMENT.COM, INC AND IN THE EASTERN RIGHT OF WAY OF TULLOSS ROAD; THEN, SEVERING SAID PROPERTY S54°29'40"E, 1,073.84' TO AN IRON PIN WITH A "SEC, INC" CAP AT THE POINT OF BEGINNING; THEN,

1. N57°00'40"E, 162.13' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
2. S32°59'20"E, 76.24' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
3. N57°00'40"E, 132.49' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
4. N01°45'49"E, 95.61' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
5. N09°20'01"E, 208.35' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
6. S83°40'45"E, 117.83' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
7. S06°38'12"W, 154.79' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
8. S01°23'22"E, 104.58' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
9. S43°48'45"E, 73.74' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
10. S17°13'48"W, 228.95' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
11. S39°55'25"W, 186.43' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
12. S65°13'40"W, 118.29' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
13. S84°18'37"W, 104.30' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
14. N04°21'26"W, 256.74' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
15. N32°59'20"W, 110.20' TO AN IRON PIN WITH A "SEC, INC" CAP TO THE POINT OF BEGINNING, HAVING AN AREA OF 176,055 SQUARE FEET OR 4.042 ACRES.

Tract 2

BEING A TRACT OF LAND, LOCATED IN THE 19th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, BOUNDED ON ALL SIDES BY THE REMAINING LANDS OF LAND DEVELOPMENT.COM, INC, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND WITH A "BRIGGS" CAP, AT THE NORTHWEST CORNER OF LAND DEVELOPMENT.COM, INC AND IN THE EASTERN RIGHT OF WAY OF TULLOSS ROAD; THEN, SEVERING SAID PROPERTY S62°47'49"E, 1,702.15' TO AN IRON PIN WITH A "SEC, INC" CAP AT THE POINT OF BEGINNING; THEN,

1. S37°23'32"E, 129.53' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
2. S19°53'10"W, 56.37' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
3. S19°09'18"E, 43.78' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
4. S58°11'46"E, 56.37' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
5. S08°21'45"E, 129.33' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
6. S67°25'11"W, 119.28' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
7. S78°11'53"W, 119.28' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
8. N82°39'09"W, 124.09' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
9. N51°07'26"E, 183.47' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
10. N45°06'49"W, 220.61' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
11. N54°33'49"E, 83.95' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
12. N59°50'39"E, 178.65' TO AN IRON PIN WITH A "SEC, INC" CAP TO THE POINT OF BEGINNING, HAVING AN AREA OF 90,268 SQUARE FEET OR 2.072 ACRES.

Tract 3

BEING A TRACT OF LAND, LOCATED IN THE 19th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, BOUNDED ON ALL SIDES BY THE REMAINING LANDS OF LAND DEVELOPMENT.COM, INC, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND WITH A "BRIGGS" CAP, AT THE NORTHWEST CORNER OF LAND DEVELOPMENT.COM, INC AND IN THE EASTERN RIGHT OF WAY OF TULLOSS ROAD; THEN, SEVERING SAID PROPERTY S40°41'01"E, 985.39' TO AN IRON PIN WITH A "SEC, INC" CAP AT THE POINT OF BEGINNING; THEN,

1. S00°11'13"E, 38.39' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
2. S15°51'12"E, 46.22' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
3. S04°00'49"E, 51.81' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
4. S43°04'13"W, 27.06' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
5. S02°41'25"E, 115.73' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
6. S66°11'43"E, 28.35' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
7. S33°19'34"E, 56.08' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
8. S07°10'14"W, 48.78' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
9. N80°33'50"W, 31.08' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
10. S24°30'35"W, 172.98' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
11. N87°34'47"E, 45.06' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
12. S04°02'49"E, 208.84' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
13. S51°33'54"W, 158.88' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
14. N81°54'20"W, 193.57' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
15. N02°43'13"E, 369.09' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
16. N25°10'34"E, 212.56' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
17. N02°40'55"E, 117.98' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
18. N50°32'40"E, 47.50' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
19. N32°51'52"E, 129.04' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
20. S82°49'46"E, 85.26' TO THE POINT OF BEGINNING, HAVING AN AREA OF 201,960 SQUARE FEET OR 4.636 ACRES.

Tract 4

BEING A TRACT OF LAND, LOCATED IN THE 19th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, BOUNDED ON ALL SIDES BY THE REMAINING LANDS OF LAND DEVELOPMENT.COM, INC, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND WITH A "BRIGGS" CAP, AT THE NORTHWEST CORNER OF LAND DEVELOPMENT.COM, INC AND IN THE EASTERN RIGHT OF WAY OF TULLOSS ROAD; THEN, SEVERING SAID PROPERTY S15°09'00"E, 342.55' TO AN IRON PIN WITH A "SEC, INC" CAP AT THE POINT OF BEGINNING; THEN,

1. S83°20'38"E, 255.00' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
2. S06°54'09"W, 407.32' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
3. N83°25'57"W, 253.24' TO AN IRON PIN WITH A "SEC, INC" CAP; THEN,
4. N06°39'22"E, 407.71' TO THE POINT OF BEGINNING, HAVING AN AREA OF 103,558 SQUARE FEET OR 2.377 ACRES

Tracts 1-4

Being part of the same property conveyed to Land Development.com, Inc. by Deed of record in Book 6639, page 114, Book 6639, page 121, Book 6758, page 478 and Book 6980, page 189, Registers Office for Williamson County.