QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 97172 DEEDQC
05/25/2018 02:57:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180525-0050494

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24 DAY OF May, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
2203 Old Hickory Blvd Residences Homeowners' Association, Inc.	**Same**	
(NAME)	(NAME)	
2203 Old Hickory Blvd., Unit B		**15800012200**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ANGELA ROSATA AND JOHN ROSATA ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

2203 OLD HICKORY BLVD RESIDENCES HOMEOWNERS' ASSOCIATION, INC., A TENNESSEE NOT FOR PROFIT CORPORATION ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A TRACT OF LAND LOCATED IN THE 7TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PROPOSED ROADWAY HAVING A WIDTH OF 50 FEET THE CENTER LINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF OLD HICKORY BOULEVARD, SAID POINT BEING NORTH 71 DEG. 35 MIN. WEST A DISTANCE OF 975 FEET FROM A POINT IN THE CENTER LINE OF A 28 FOOT BRIDGE SPANNING OTTER CREEK AND PROCEEDING AS FOLLOWS:

1. ALONG SAID CENTER LINE OF PROPOSED ROAD, SOUTH 18 DEG. 25 MIN. WEST A DISTANCE OF 80 FEET TO A POINT; THENCE

2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 949.17 FEET A DISTANCE OF 179.47 FEET TO A POINT; THENCE

3. SOUTH 7 DEG. 35 MIN. WEST A DISTANCE OF 140.35 FEET TO A POINT; THENCE

4. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 406.1 FEET A DISTANCE OF 448.18 FEET TO A POINT; THENCE

5. SOUTH 70 DEG. 48 MIN. A DISTANCE OF 70 FEET TO A POINT WHICH IS 25 FEET OPPOSITE AN IRON PIN IN THE NORTHEAST CORNER OF LOT NO. 11 AND THE NORTHWEST CORNER OF LOT NO. 12; THENCE

6. CONTINUING WITH SAID CENTER LINE, SOUTH 70 DEG. 49 MIN. WEST A DISTANCE OF 440 FEET, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THAT PORTION OF THE PROPOSED ROAD CONVEYED BY MANSON M. ROWAN AND WIFE, PATRICIA ROWAN TO J. MARVIN HOPPER (AS TO AN UNDIVIDED 80% INTEREST) AND ANITA HOPPER (AS TO AN UNDIVIDED 20% INTEREST) OF RECORD IN BOOK 6229, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THAT PORTION CONVEYED TO WILLIAM RICHARDSON AND WIFE DONNA RICHARDSON, BY QUITCLAIM DEED OF RECORD IN BOOK 10445, PAGE 748, AND RE-RECORDED IN BOOK 10492, PAGE 103, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO MARK A. SMYTH, THOMAS F. STOVALL AND MARY BETH SHIELDS, AS TENANTS IN COMMON BY QUITCLAIM DEED FROM MANSON M. ROWAN AND WIFE, PATRICIA E. ROWAN, OF RECORD IN BOOK 10267, PAGE 108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AND

BEING THE SAME PROPERTY CONVEYED TO RICHARDSON M. ROBERTS BY QUITCLAIM DEED FROM THOMAS F. STOVALL, OF RECORD IN INSTRUMENT NO. 20060113-0005127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AND ALSO

BEING THE SAME PROPERTY CONVEYED TO ANGELA ROSATA AND HUSBAND, JOHN ROSATA BY QUITCLAIM DEED FROM MARK A. SMYTH AND WIFE, DEBRA G. SMYTH, OF RECORD IN INSTRUMENT NO. 20060518-0058510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID ANGELA ROSATA AND ANGELLE ROSATA BEING ONE AND THE SAME.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is **unimproved** property adjacent to **2203 Old Hickory Blvd., Nashville, Tennessee 37215**

Witness our hands this the 24th day of May, 2018.

Angela Rosata

John Rosata

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Angela Rosata**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of May, 2018.

Notary Public
My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Texas)
COUNTY OF Travis)

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

Witness my hand and official seal, this the 2 day of May, 2018.

Notary Public
My Commission Expires: 3/23/2021

JOSEPHINE BERNARDO PALLERA
Notary ID #131056426
My Commission Expires
March 23, 2021