Karen Johnson Davidson County
Batch# 203587 DEEDQC
03/08/2019 09:10:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190308-0021359

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37208

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Quiet Creek Homeowner's Association 992 Davidson Drive, Suite F Nashville, TN 37205	Same	Map: 148 Parcel: 288

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Affordable Housing Resources, Inc., for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto Quiet Creek Homeowners' Association, its successors and assigns, its entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEGINNING at a point on the southerly right-of-way of Franklin-Limestone Road, said point being of the northwesterly corner of this subject tract and the northeasterly corner of William H. Cammack, Jr., land, of record in Deed Book 10289, page 473, Register's Office for Davidson County, Tennessee; thence with the south margin of said road as follows:

South 42 deg. 42 min. 06 sec East, 185.61 feet; South 50 deg. 35 min. 29 sec. East 107.08 feet; South 65 deg. 45 min. 31 sec. East 56.15 feet; thence with a curve to the left having a radius of 366.12 feet, a distance of 290.12 feet; continuing with said road as follows: North 68 deg. 50 min. 20 sec. East, 54.10 feet; North 53 deg. 01 min. 44 sec. East, 102.72 feet; North 41 deg. 19 min. 42 sec. East, 18.95 feet; thence leaving Franklin-Limestone Road and severing the land of M. K. Stevenson, Trustee, of record as Instrument No. 20003170027286, Register's Office for Davidson County, Tennessee, as follows: South 50 deg. 40 min. 44 sec. East, 411.60 feet; South 35 deg. 40 min. 15 sec. East 330.63 feet; South 60 deg. 30 min. 48 sec. East, 137.44 feet to a point on the boundary of Terragon Trails Subdivision, Section One, of record in Book 4860, page 61, Register's Office for said County; thence with the boundary of same South 49 deg. 02 min. 17 sec. West 98.73 feet; North 40 deg. 57 min. 43 sec. West 10.36 feet; South 49 deg. 02 min. 17 sec. West, 170.00 feet to a point on the boundary of Terragon Hills Subdivision, Section 8, of record in Book 6200, page 41; thence with the boundary line of Section 8 and Section 9 of record in Book 6200, page 85, as follows: North 40 deg. 57 min. 43 sec. West, 42.74 feet; North 81 deg. 53 min. 59 sec. West, 260.88 feet; North 83 deg. 12 min. 53 sec. West 210.32 feet; North 82 deg. 54min. 34 sec. West 272.33feet; North 80 deg. 58 min. 41 sec. West, 351.26 feet, to a point on the boundary of Oakwood Terrace Subdivision of record in Book 4460, page 119, Register's Office for said County; thence with the boundary of the same, North 81 deg. 48 min. 47 sec. West, 256.86 feet; North 82 deg. 41 min. 38 sec. West, 28.31 feet to the southeast corner of the aforementioned land of William H. Cammack; thence with the line of same, which is common

with the westerly line of this subject tract; North 22 deg. 42 min. 06 East, 739.09 feet to the point of beginning, containing 17.40 acres.

INCLUDED IN THE ABOVE DESCRIPTION IS LOT 51 BUT EXPRESSLY EXCLUDED from the above are parcels of land as follows:

Land in Davidson County, Tennessee, being Lots 48, 49, 50, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71 Quiet Creek, Phase Two, Section One, as show on plat of record in Instrument Number 20040106-0002099, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description.

BEING part of the the same property conveyed to Affordable Housing Resources, Inc. from AHR Development, Inc., by Quitclaim Deed dated June 6, 2003 of record in Instrument Number 20030610-0079775, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 6 day of March, 2019.

AFFORDABLE HOUSING RESOURCES, INC.

By: _____
E. D. Latimer, Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, E. D. Latimer, with whom I am personally acquainted, and who acknowledged that he is the authorized representative of the Grantor, and is authorized to execute this instrument on behalf of Affordable Housing Resources, Inc. and that as such he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2019.

_____
Notary Public

Leslie Walsh
State of Tennessee Notary Public
Davidson County

My commission expires: 3-20-19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the consideration or actual value for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 6th day of March, 2019.

Notary Public

My Commission Expires: 3.20.19

Leslie Walsh
State of Tennessee Notary Public
Davidson County

No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof.