QUITCLAIM DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF MARCH, 2019.

NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 208761 DEEDQC
03/22/2019 03:01:04 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20190322-0026352

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #26731DDD

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Suite 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	187-001 (part of)

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, McGowan Family Limited Partnership, a Tennessee Limited Partnership **("Grantor")**, by these presents, quitclaims, grants and conveys unto Regent Homes, LLC, a Tennessee Limited Liability Company **("Grantee")**, its successors and/or assigns, all its right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

FOR INFORMATION PURPOSES ONLY
Property Address: Proposed Phases 1-4, Burkitt Ridge, Davidson County, TN

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand on this the 20th day of March, 2019.

McGowan Family Limited Partnership,
a Tennessee Limited Partnership

By: McGowan Investments, Inc., a
Tennessee Corporation,
its General Partner

BY: _____
David C. McGowan, Jr., President

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of McGowan Investments, Inc., which entity is a General Partner of McGowan Family Limited Partnership, a Tennessee limited partnership, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as General Partner in his capacity as President of McGowan Investments, Inc.

Witness my hand, at office, on March 20, 2019.

NOTARY PUBLIC

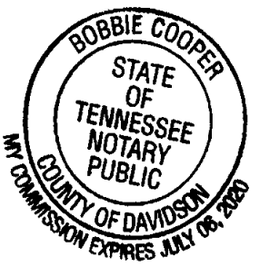


EXHIBIT "A"

BEING a tract or parcel of land located in the 31t Council District of Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., 618 Grassmere Park Drive, Suite 4, Nashville, TN 37211, Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated September 15, 2017, as follows:

BEGINNING at an iron pin set on the northerly margin of Burkitt Road (Right-of-Way width varies), said point being in line with the westerly line of Lot 1 on the plan of Buchanan Acres, of record in Plat Book 6900, page 413, Register's Office Davidson County, Tennessee, said point being the most southeasterly corner of the herein-described tract;
Thence with the northerly margin of Burkitt Road, the following four calls:
North 83 Degrees 48 Minutes 19 Seconds West a distance of 492.18 feet to an iron pin set;
Thence along a curve to the left having a radius of 820.29 feet through a central angle of 31 Degrees 49 Minutes 44 Seconds, an arc distance of 455.69 feet, said curve having a chord direction of South 80 Degrees 16 Minutes 49 Seconds West and a chord length of 449.85 feet to an iron pin set;
Thence South 64 Degrees 21 Minutes 57 Seconds West a distance of 287.77 feet to an iron pin set;
Thence along a curve to the right having a radius of 862.58 feet through a central angle of 26 Degrees 03 Minutes 24 Seconds, an arc distance of 392.28 feet, said curve having a chord direction of South 77 Degrees 23 Minutes 39 Seconds West and a chord length of 388.91 feet to an iron pin set at the most southeasterly corner of the Gary L. Price, Jr. and Deborah A. Evans Property of record in Instrument No. 20160303-0020428, Register's Office Davidson County, Tennessee;
Thence with the easterly line of said Price and Evans Property,
North 08 Degrees 26 Minutes 54 Seconds East a distance of 888.08 feet to an iron pin (old);
Thence North 01 Degrees 42 Minutes 22 Seconds East a distance of 212.76 feet to an iron pin (old);
Thence with a new line, severing said McGowan Family L.P. Property, the following calls:
North 41 Degrees 50 Minutes 27 Seconds East a distance of 415.40 feet to a point;
Thence North 60 Degrees 17 Minutes 07 Seconds East a distance of 319.68 feet to a point;
Thence with a non-tangent curve to the left having a radius of 456.57 feet through a central angle of 18 Degrees 35 Minutes 04 Seconds, an arc length of 148.09 feet, a chord bearing and distance of South 63 Degrees 03 Minutes 27 Seconds, 147.44 feet to a point;
Thence South 05 Degrees 00 Minutes 29 Seconds West a distance of 71.00 feet to a point;
Thence with a curve to the left having a radius of 25.00 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc length of 39.27 feet, a chord bearing and distance of South 39 Degrees 59 Minutes 31 Seconds East, 35.36 feet to a point;
Thence South 05 Degrees 00 Minutes 29 Seconds West a distance of 50.00 feet to a point;
Thence with a curve to the left having a radius of 25.00 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc length of 39.27 feet, a chord bearing and distance of South 50 Degrees 00 Minutes 29 Seconds West, 35.36 feet to a point;
Thence South 05 Degrees 00 Minutes 29 Seconds West a distance of 194.00 feet to a point;
Thence with a curve to the left having a radius of 349.19 feet through a central angle of 29 Degrees 11 Minutes 33 Seconds, an arc length of 177.91 feet, a chord bearing and distance of South 09 Degrees 35 Minutes 17 Seconds East, 176.00 feet to a point;
Thence South 24 Degrees 11 Minutes 04 Seconds East a distance of 26.42 feet to a point;
Thence with a curve to the left having a radius of 25.00 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc length of 39.27 feet, a chord bearing and distance of South 69 Degrees 11 Minutes 04 Seconds East, 35.36 feet to a point;
Thence South 27 Degrees 02 Minutes 48 Seconds East a distance of 50.06 feet to a point;
Thence with a curve to the left having a radius of 25.00 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc length of 39.27 feet, a chord bearing and distance of South 20 Degrees 48 Minutes 56 Seconds West, 35.36 feet to a point;
Thence South 24 Degrees 11 Minutes 04 Seconds East a distance of 57.15 feet to a point;

Thence with a curve to the right having a radius of 577.50 through a central angle of 05 Degrees 47 Minutes 44 Seconds, an arc length of 58.41 feet, a chord bearing and distance of South 21 Degrees 17 Minutes 12 Seconds East, 58.39 feet to a point;
Thence South 84 Degrees 59 Minutes 31 Seconds East a distance of 479.97 feet to a point in the westerly line of Lot 1 on the afore-said plan of Buchanan Acres;
Thence with the westerly line of said Lot I,
South 05 Degrees 01 Minutes 49 Seconds West a distance of 352.11 feet to the Point of Beginning, containing 31.005 acres or 1,350,563 square feet, more or less.

Being a portion of the property conveyed to McGowan Family Limited partnership as evidenced by deed of record in Instrument Number 20171002-0100719, Register's Office Davidson County, Tennessee.