STATE OF TENNESSEE)
COUNTY OF WILLIAMSON) Davidson

MAP: 141-00-0
GROUP:
P/O PARCEL: 011.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E.

Affiant

Subscribed and sworn to before me this 2 Day of April, 2019.

My Commission Expires: 7-8-2019

Notary Public

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY: Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:

POPLAR RIDGE HOMEOWNERS' ASSOCIATION,
A TENNESSEE NONPROFIT CORORATION
c/o Synergy Real Estate
179 Belle Forest Circle, Ste.302
Nashville, TN 37221

SEND TAX BILLS TO:

"NEW OWNERS"

Karen Johnson Davidson County
Batch# 213232 DEEDQC
04/03/2019 11:04:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190403-0030193

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Karl E Haury, Jr.**, hereinafter called the "**Grantor**", does hereby quitclaim and convey all of its rights, title and interest to **Poplar Ridge Homeowners' Association, a Tennesse Nonprofit Corporation**, hereinafter called the "**Grantee**", its successors and assigns, in and to that certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

See Exhibit "A" for Legal Description

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 2nd Day of April, 2019.

Karl E. Haury, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Karl E. Haury, Jr.**, the 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 at Brentwood, Tennessee, this 2 day of April, 2019.

My Commission Expires: 7-8-2019

Notary Public

EXHIBIT "A"

PROPERTY located in the 35th Councilmanic District of Nashville, Davidson County, Tennessee, being shown on the P.U.D. boundary, final plat for Poplar Ridge as of record in Plat Book 7900, page 150 in the Register's Office of Davidson County, Tennessee, and being more particularly described in accordance with said plat as follows:

Beginning at a point on the westerly margin off Coley Davis Road also being a 50 foot wide easement for TVA access road as recorded in Deed Book 4116, page 151, Register's Office of Davidson County, Tennessee, also being the southeast corner of property dedicated as open space for 90 single family lots on plat of record in Plat Book 7900, page 150, in Register's Office of Davidson County, Tennessee, thence, following said westerly margin with a curve of the left having a central angle of 13 degrees 59 minutes 36 seconds, a radius of 523.22 feet, an arc length of 127.70 feet and a chord bearing and length of south 22 degrees 38 minutes 25 seconds west 127.47 feet and a point; thence, south 15 degrees 38 minutes 37 seconds west 607.46 feet to a point on the north right-of-way line of the CSX Transportation Railroad; thence, following said north right-of-way line with a curve to the right having a central angle of 13 degrees 14 minutes 36 seconds, a radius of 5,679.58 feet, an arc length of 1,309.84 feet to a point in the center of the Harpeth River; thence, following the center of the Harpeth River north 45 degrees 49 minutes 00 seconds east 331.34 feet to a point; thence, north 80 degrees 49 minutes 00 seconds east 717.50 feet to a point; thence, north 57 degrees 49 minutes 00 seconds east 63.48 fee to a point; thence, following the south line of said open space south 60 degrees 21 minutes 49 seconds east 461.64 feet to the point of beginning.

Containing 755,778.51 square feet or 17.35 acres.

Being the same property conveyed to Karle E. Haury, Jr. by Quitclaim Deed from Sunflower Properties, A Tennessee General Partnership of record in Book 11108, Page 746, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such other limitations, restrictions and encumbrances as may affect the premises.