Instrument Prepared By:
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Karen Johnson Davidson County
Batch# 242497 DEEDQC
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Fees: $22.00 Taxes: $0.00
20190612-0056471

QUITCLAIM DEED

New Owner Address:	Send Tax Bills To:	Parcel Identification:
Bell & Associates Construction, LP 1000 Health Park Drive, Suite 150 Brentwood, Tennessee 37027-5568	Bell & Associates Construction, LP 1000 Health Park Drive, Suite 150 Brentwood, Tennessee 37027-5568	068 00 0 029.00 068 00 0 030.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ponddigger Properties, LLC**, hereinafter called the Grantor, by these presents does hereby quitclaim and convey unto **Bell & Associates Construction, LP**, hereinafter called the Grantee, its successors and assigns, any and all of the Grantor's right(s), title, and interest(s) in and to the following real property situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Tract I:

A certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, bounded on the north by the southerly margin of Hydes Ferry Pike (State Route 12), bounded on the east by the Kenneth N. & Laurie J. Dunn property as recorded in Deed Book 11000, Page 333, Register's Office, Davidson County, Tennessee, bounded on the south by the northerly margin of the existing railroad right-of-way, bounded on the west by the Tim R. Wilson, et al. property as recorded at Instrument No. 20001109-0111389, Register's Office, Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the southerly margin of Hydes Ferry Pike (State Route 12), said point being located 124 feet westerly, more or less, from the centerline of a Tennessee Valley Authority easement; thence a common line with the Kenneth N. & Laurie J. Dunn property, S 19 degrees 52 minutes 28 seconds W, 295.02 feet to a point in the northwesterly margin of Old Hydes Ferry Pike; thence with said margin, S 66 degrees 53 minutes 37 seconds W, 218.54 feet to a point in the northerly margin of the existing railroad right-of-way; thence with

said margin, N 81 degrees 35 minutes 00 seconds W, 424.15 feet; thence S 05 degrees 11 minutes 48 seconds W, 25.05 feet; thence N 81 degrees 35 minutes 00 seconds W, 973.00 feet to an iron pin at the southeasterly corner of the Tim R. Wilson, et al. property; thence a common line with the Tim R. Wilson, et al. property, N 04 degrees 47 minutes 46 seconds E, 366.46 feet to an iron pin in the southerly margin of Hydes Ferry Pike (State Route 12); thence with said margin, S 76 degrees 33 minutes 31 seconds E, 6.97 feet; thence S 76 degrees 48 minutes 33 seconds E, 150.67 feet to the beginning of a curve to the left; thence with said curve having a central angle of 10 degrees 30 minutes 06 seconds, a radius of 5,781.58 feet, a length of 1,059.71 feet, and a chord bearing and distance of S 82 degrees 33 minutes 37 seconds E, 1,058.23 feet; thence S 05 degrees 59 minutes 19 seconds W, 2.66 feet to the beginning of a curve to the left; thence with said curve having a central angle of 03 degrees 48 minutes 08 seconds, a radius of 5,785.92 feet, a length of 383.95 feet, and a chord bearing and distance of S 88 degrees 58 minutes 13 seconds E, 383.88 feet; thence N 89 degrees 07 minutes 43 seconds E, 68.71 feet to the point of beginning, containing 12.684 acres, more or less. Subject property is encumbered by a drainage easement adjacent to the southerly margin of Hydes Ferry Pike (State Route 12). Said easement being approximately 61 feet by 53 feet and being further described and referenced in Deed Book 9414, Page 627, Register's Office, Davidson County, Tennessee.

Being a portion of the property conveyed to Hailey's Harbor by Quitclaim Deed dated December 14, 1990, of record in Deed Book 8272, Page 122, Register's Office, Davidson County, Tennessee.

Also being the same property conveyed to Ponddigger Properties, LLC by Warranty Deed dated March 12, 2001, of record in Instrument No. 20010313-0024005, Register's Office, Davidson County, Tennessee.

Tract II:

A certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

A triangular piece of property bounded on the North by Ashland City Highway, on the South by Amy Lynn Drive, and on the West by Map 68, Parcel 29, containing 1.71 acres, more or less.

Being the same property conveyed to Kenneth N. Dunn and wife, Laurie J. Dunn, as tenants-by-the entirety, by Quitclaim Deed from Myrtle G. Walker of record in Deed Book 11000, Page 333, Register's Office for Davidson County, Tennessee and being the same property conveyed to Hoyt T. Walker (deceased) and wife, Myrtle Walker, by deed from Mrs. Helen E. Johnson and husband, Robert L. Johnson, of record in Deed Book 1077, Page 349, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Ponddigger Properties, LLC by Warranty Deed dated August 24, 2007, of record in Instrument No. 20070910-0108664, Register's Office, Davidson County, Tennessee.

This is unimproved property known as Lot – Ashland City Highway / Old Hydes Ferry Pike, Nashville, Tennessee 37218.

AND NOW, **Ponddigger Properties, LLC**, for the express purpose of carrying out the intent of the conveyance, as set out above, does hereby quitclaim and convey unto **Bell & Associates Construction, LP**, its successors and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as set forth above.

This conveyance is made solely for the purpose of conveying any and all interest the Grantor has in and to said tracts of land known as 4601 Ashland City Highway, Nashville, Tennessee 37218 (Map & Parcel 068 00 0 029.00) and 0 Ashland City Highway, Nashville, Tennessee 37218 (Map & Parcel 068 00 0 030.00), and more fully described above.

Witness my hand on this the 11th day of June, 2019.

Ponddigger Properties, LLC

By: _____
Name

Its: MEMBER
Title

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey A. Tinsley, with whom I am personally acquainted and who, upon oath, swears to the contents of this instrument and upon oath acknowledges before me on this date that being informed of the contents of the foregoing document and being authorized to do so, he executed the same voluntarily for the purposes contained therein.

Sworn to and subscribed to before me on this the 11th day of June, 2019.

{SEAL} Cynthia Maxwell State of Tennessee Notary Public Davidson County

Cynthia Maxwell
NOTARY PUBLIC

My Commission Expires: 11/8/21

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

STATE OF TENNESSEE)

COUNTY OF Davidson **)**

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me on this the 11th day of June, 2019.

{SEAL} Tabitha Jo Langley STATE OF TENNESSEE NOTARY PUBLIC Davidson County

Tabitha Jo Langley
Notary Public

My Commission Expires: May 5, 2020