Karen Johnson Davidson County
Batch# 266649 DEEDQC
08/05/2019 11:42:04 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20190805-0077322

THIS INSTRUMENT WAS PREPARED BY:
Ragan-Smith Associates Inc.
315 Woodland Street
Nashville, TN 37206

ADDRESS NEW OWNER:
Meriwether Properties, LLC
1104 Safety Harbor Cove
Old Hickory, TN 37138

SEND TAX BILL TO:
Meriwether Properties, LLC
1104 Safety Harbor Cove Old
Hickory, TN 37138

MAP-PARCEL
Map 135
Parcels 149, 154 & 155

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ZERO AND NO/100 DOLLARS ($0.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MERIWETHER PROPERTIES, LLC**, (hereinafter the "Grantor"), does hereby quitclaim and convey unto **MERIWETHER PROPERTIES, LLC**, (hereinafter the "Grantee"), and Grantee's successors and assigns, in order to assign the herein-below described parcel one Map and Parcel Number, all of its right, title and interest in and to that certain tract or parcel of land, including any streets and roads therein, in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

The tract is located at 1854 Reynolds Road, Nashville, Tennessee, 37217.
The resulting tax map and parcel will be **Map 135, Parcel 155.**

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

(Signature appears on following page)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of day of August 1, 2019

GRANTOR:

MERIWETHER PROPERTIES, LLC

By Anita J Vallett
Anita J. Vallett, President of Meriwether Properties

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anita Vallett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the grantor, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1 day of August, 2019.

Shelah Amburgey
NOTARY PUBLIC

SHELIAH AMBURGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar 3, 2020

My Commission Expires: 03/03/2020

The actual consideration for this transfer is $0.00.

By _____
AFFIANT

STATE OF _____
COUNTY OF _____

Subscribed and sworn to before me this _____ day of _____, 20____.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 Sara Ellis, **Affiant**
Subscribed and sworn before me this the 5 **Day of** Aug., 2019.
_____, **Deputy Register**

EXHIBIT A

Legal Description

1854 REYNOLDS ROAD

BEING A TRACT OF LAND LYING IN THE TWENTY-NINTH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT IS SHOWN ON DAVIDSON COUNTY PROPERTY MAP 135 AS PARCEL NUMBERS 149, 154 & 155. SAID TRACT ALSO INCLUDES LOT NUMBERS 1 AND 2 AS SHOWN ON THE FINAL PLAT ENTITLED "R.M. MERIWETHER SUBDIVISION" OF RECORD IN PLAT BOOK 1424, PAGE 38, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.) SAID TRACT IS LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF REYNOLDS ROAD APPROXIMATELY 800 FEET NORTH OF SMITH SPRINGS ROAD, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (OLD) IN THE EASTERLY RIGHT-OF-WAY LINE OF REYNOLDS ROAD AT THE NORTHWESTERLY CORNER OF TAYBRO-FALKE, LLC OF RECORD AS INSTRUMENT NUMBER 201702080013079, R.O.D.C.T. AND BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, WITH SAID RIGHT-OF-WAY, NORTH 13 DEGREES 52 MINUTES 02 SECONDS EAST, 84.95 FEET TO A 1/2" IRON ROD (OLD) WITH NO CAP;

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY, NORTH 13 DEGREES 57 MINUTES 02 SECONDS EAST, 150.00 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, AT THE SOUTHWESTERLY CORNER OF CHARLANA BOLIANITES OF RECORD AS INSTRUMENT NUMBER 200608030095068, R.O.D.C.T. AND SHOWN AS LOT 3 ON THE PLAT ENTITLED, R.M. MERIWETHER SUBDIVISION, OF RECORD IN PLAT BOOK 1424, PAGE 38, R.O.D.C.T.;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID LOT 3, SOUTH 76 DEGREES 02 MINUTES 58 SECONDS EAST, 180.00 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, AT THE SOUTHEASTERLY CORNER OF SAID LOT 3;

THENCE, WITH SAID LOT 3 AND 4 OF SAID R.M. MERIWETHER SUBDIVISION, AND ELLEN M. POWERS OF RECORD IN DEED BOOK 11036, PAGE 745, R.O.D.C.T., NORTH 13 DEGREES 57 MINUTES 02 SECONDS EAST, 180.00 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE SOUTHERLY LINE OF AMY J MARTIN OF RECORD AS INSTRUMENT NUMBER 201503180023435, R.O.D.C.T., AND SHOWN AS LOT 5 OF SAID R.M. MERIWETHER SUBDIVISION;

THENCE, WITH SAID LOT 5 FOR THE NEXT THREE CALLS:
1) SOUTH 76 DEGREES 02 MINUTES 58 SECONDS EAST, 50.00 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
2) NORTH 13 DEGREES 57 MINUTES 02 SECONDS EAST, 90.00 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
3) NORTH 76 DEGREES 02 MINUTES 58 SECONDS WEST, 50.00 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, AT THE SOUTHEASTERLY CORNER OF WISS PIERRE JEAN PHILIPPE AND WIFE, ROAS L. JEAN PHILIPPE OF RECORD AS INSTRUMENT NUMBER 200401210007892, R.O.D.C.T. AND SHOWN AS LOT 6 OF SAID R.M. MERIWETHER SUBDIVISION;

THENCE, WITH SAID LOT 6, NORTH 13 DEGREES 57 MINUTES 02 SECONDS EAST, 86.22 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

THENCE, CONTINUING WITH SAID LOT 6, NORTH 74 DEGREES 56 MINUTES 55 SECONDS WEST, 179.54 FEET TO A CONCRETE MONUMENT (OLD) IN THE EASTERLY RIGHT-OF-WAY LINE OF REYNOLDS ROAD;

THENCE, WITH SAID RIGHT-OF-WAY, WITH A CURVE TO THE LEFT, WITH A DELTA ANGLE OF 05 DEGREES 04 MINUTES 40 SECONDS, A RADIUS OF 2839.80 FEET, AN ARC LENGTH OF 251.67 FEET, A BEARING AND DISTANCE OF NORTH 17 DEGREES 34 MINUTES 06 SECONDS EAST, 251.59 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY, NORTH 20 DEGREES 30 MINUTES 40 SECONDS EAST, 134.54 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, NORTHCUTT, AT THE SOUTHWESTERLY CORNER OF STEVENSON TRUST NO.8 OF RECORD AS INSTRUMENT NUMBER 200406080067889, R.O.D.C.T.;

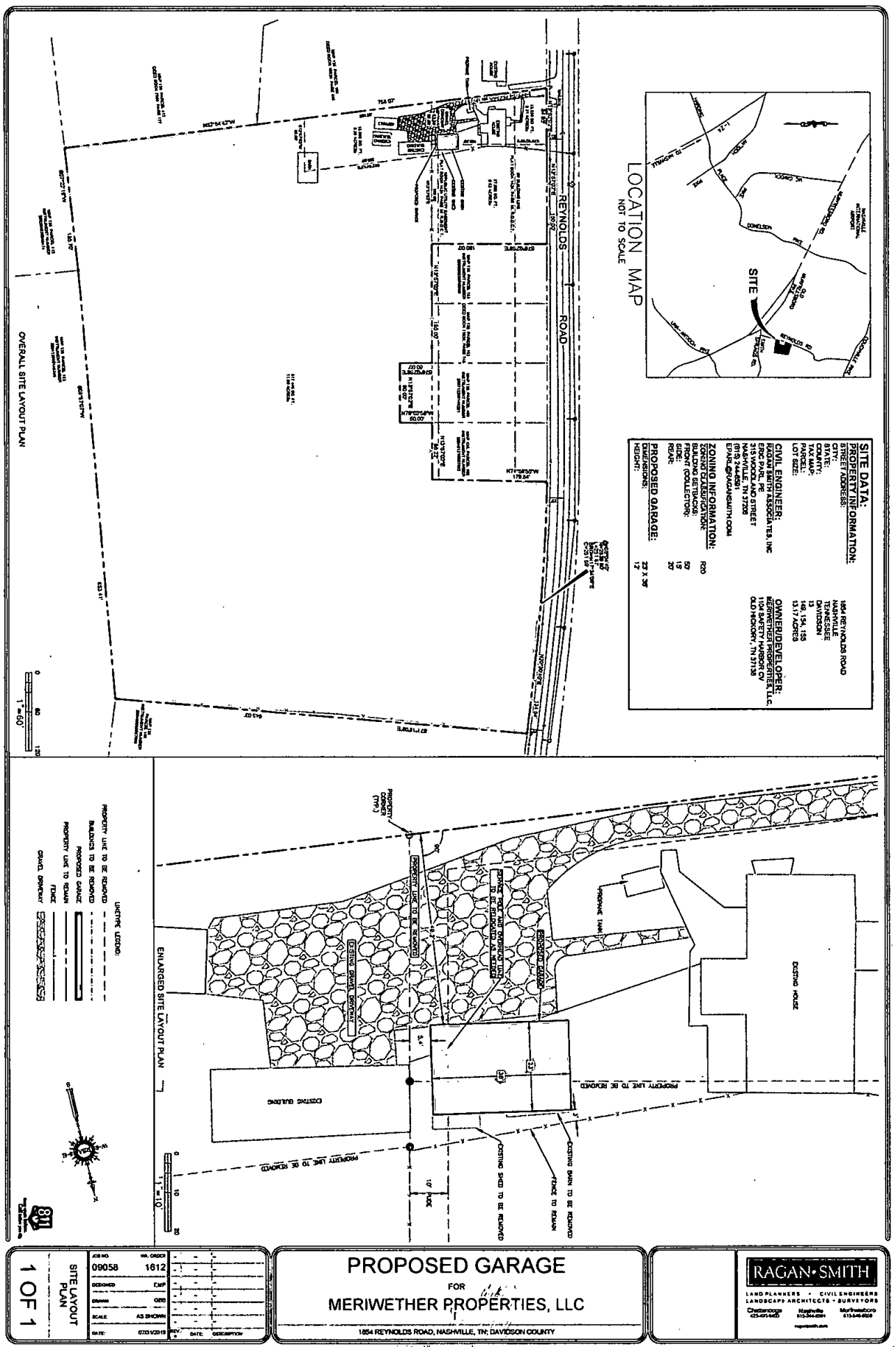
THENCE, LEAVING SAID RIGHT-OF-WAY, WITH SAID STEVENSON TRUST NO.8, SOUTH 71 DEGREES 18 MINUTES 08 SECONDS EAST, 645.03 FEET TO A 1/2" IRON ROD (OLD), WITH NO CAP, AT A WESTERLY CORNER OF STEVENSON TRUST NO.8 OF RECORD AS INSTRUMENT NUMBER 200412060145346, R.O.D.C.T.;

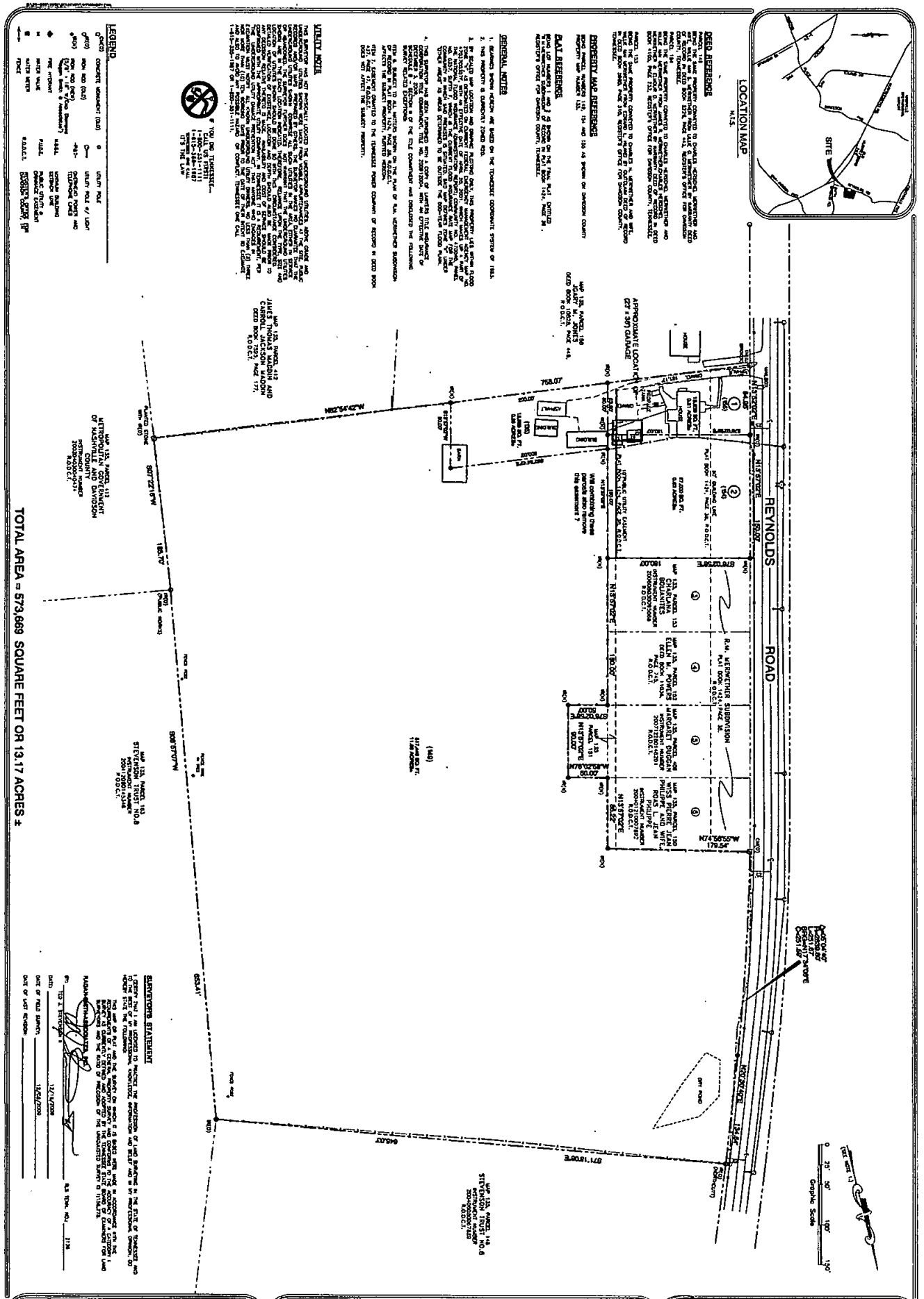
THENCE, WITH SAID STEVENSON TRUST NO.8, SOUTH 08 DEGREES 57 MINUTES 07 SECONDS WEST, 653.41 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, PUBLIC WORKS, AT THE NORTHWESTERLY CORNER OF, METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, OF RECORD AS INSTRUMENT NUMBER 200204030040474, R.O.D.C.T.;

THENCE, WITH SAID METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, SOUTH 07 DEGREES 22 MINUTES 16 SECONDS WEST, 185.70 FEET TO A 5"X7" PLANTED STONE (OLD) WITH A 3/4" IRON ROD (OLD), AT THE NORTHEASTERLY CORNER OF JAMES THOMAS MADDIN AND CARROLL JACKSON MADDIN OF RECORD IN DEED BOOK 7595, PAGE 177, R.O.D.C.T.;

THENCE, WITH SAID MADDIN AND SAID TAYBRO-FALKE, LLC, NORTH 82 DEGREES 54 MINUTES 42 SECONDS WEST, 758.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 573,669 SQUARE FEET OR 13.17 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY AS CONVEYED TO MERIWETHER PROPERTIES, LLC OF RECORD AS INSTRUMENT NUMBER 20100303-0016231, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.


OVERALL SITE LAYOUT PLAN
REYNOLDS ROAD
1" = 60'
LOCATION MAP
NOT TO SCALE
SITE
SITE DATA:
PROPERTY INFORMATION:
STREET ADDRESS: 1854 REYNOLDS ROAD
CITY: NASHVILLE
STATE: TENNESSEE
COUNTY: DAVIDSON
TAX MAP: 13
PARCEL: 149, 154, 155
LOT SIZE: 13.17 ACRES
CIVIL ENGINEER:
RAGAN SMITH ASSOCIATES, INC
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
EPARL@RAGANSMITH.COM
OWNER/DEVELOPER:
MERIWETHER PROPERTIES, LLC
1854 REYNOLDS ROAD
OLD HICKORY, TN 37138
ZONING INFORMATION:
ZONING CLASSIFICATION: RDO
BUILDING SETBACKS:
FRONT (COLLECTOR): 50'
SIDE: 15'
REAR: 20'
PROPOSED GARAGE:
DIMENSIONS: 22' x 30'
HEIGHT: 12'
ENLARGED SITE LAYOUT PLAN
PROPERTY CORNER (TYP.)
PROPERTY LINE TO BE REMOVED
EXISTING GRAVEL DRIVEWAY
PROPOSED GARAGE
EXISTING POLE AND OVERHEAD LINES TO BE REMOVED AS NEEDED
PROPANE TANK
EXISTING HOUSE
EXISTING BUILDING
PROPERTY LINE TO BE REMOVED
EXISTING SHED TO BE REMOVED
EXISTING BARN TO BE REMOVED
FENCE TO REMAIN
10' SIDE
1" = 10'
UNITYPE LEGEND:
PROPERTY LINE TO BE REMOVED
BUILDINGS TO BE REMOVED
PROPOSED GARAGE
PROPERTY LINE TO REMAIN
FENCE
GRAVEL DRIVEWAY
811
Know what's below. Call before you dig.
SITE LAYOUT PLAN
1 OF 1
JOB NO 09058
WR. ORDER 1612
DESIGNED CMP
DRAWN GBB
SCALE AS SHOWN
DATE 07/31/2019
NO. DATE DESCRIPTION
PROPOSED GARAGE
FOR
MERIWETHER PROPERTIES, LLC
1854 REYNOLDS ROAD, NASHVILLE, TN; DAVIDSON COUNTY
RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-490-8400
Nashville 615-244-8591
Murfreesboro 615-849-8008



DATE:	12-16-09
DESIGNED:	T.S.
DRAWN:	T.S.
SCALE:	1" = 60'
JOB NO.	WK. ORDER
09-058	9058
REVISIONS	

CATEGORY I BOUNDARY SURVEY

1 of 1

MERIWETHER PROPERTY

FOR

BILL VALLETT

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

RAGAN-SMITH

LAND PLANNERS · CIVIL ENGINEERS
LANDSCAPE ARCHITECTS · SURVEYORS

RAGAN - SMITH - ASSOCIATES, INC.

OWNER'S CERTIFICATE

I hereby certify that I am the owner and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, resubdivided, altered or changed, so as to produce less area than is hereby established until a system of sewers is installed and made accessible to such lot or lots or otherwise approved by the Davidson County Planning Commission and the Health Officers, and under no conditions shall such lot or lots be subdivided, re-subdivided, altered or changed so as to produce less area than prescribed by the covenant restriction running with the title to the property.

Name R.M. Meriwether
Address Rt. #1 Nashville, Tenn.

SUBDIVISION NO. 47-44
COMMISSION'S APPROVAL

Approved by the Davidson County Planning Commission, date 10-16-1947

Chas. W. Howard
Engineer Secretary

RECORD

Recorded Nov. 17 1947 Book 1424, Page 38 of the Register's Office of Davidson County, Tennessee.

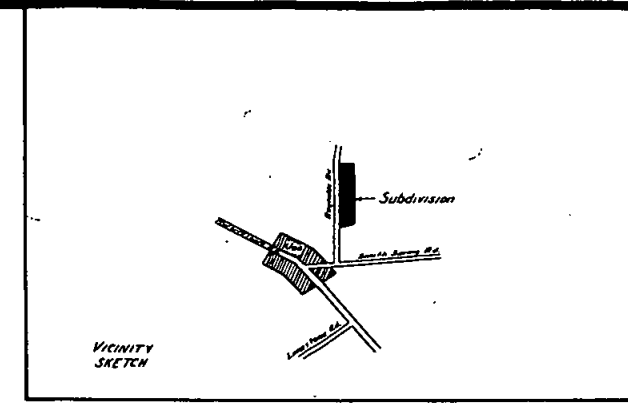
SURVEYOR'S CERTIFICATE

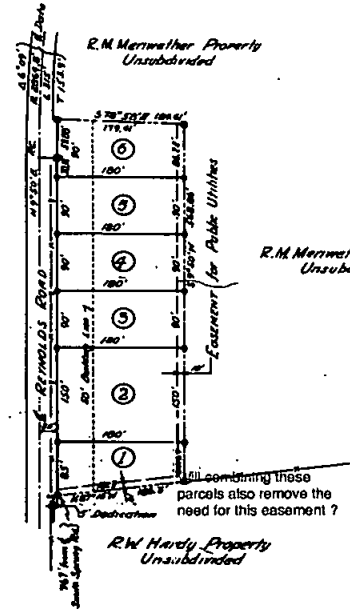
I hereby certify that the plat shown hereon is correct, and that approved monuments shown thus ■ have been placed as indicated.

Name Leonard Zelenka
Surveyor
Address 204 Tenn. Bldg.

LEGEND

Tract Boundry
Street Lines
Interior Lot Lines
Building Lines
Iron Pin Markers
Concrete Monuments
Water Lines





R.M. MERIWETHER
SUBDIVISION

2nd CIVIL DISTRICT
SCALE: 1" = 100' — OCT. 13, 1947