Karen Johnson Davidson County
Batch# 280842 DEEDQC
09/05/2019 09:38:41 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190905-0089652

This Instrument Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Valor Collegiate Academies<br>4527 Nolensville Road<br>Nashville, TN 37211 | Valor Collegiate Academies<br>4527 Nolensville Road<br>Nashville, TN 37211 | 147-11-0-031.00<br>147-07-0-111.00 |

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mt. View, LLC**, as GRANTOR, has bargained and sold, and by these presents does quitclaim, transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto, to **Valor Collegiate Academies**, as GRANTEE.

BEING the same property conveyed to Mt. View, LLC by Deed dated September 9, 2005, and of record as Instrument No. 20050916-0111556, Register's Office for Davidson County, Tennessee.

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

Witness the execution of this Deed by the undersigned as of this the 3rd day of September, 2019.

**Mt. View, LLC**

By: _____
Homayoun Aminmadani, Chief Manager

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, a Notary Public in and for said County and State, Homayoun Aminmadani, 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 Chief Manager of Mt. View, LLC, the bargainor, a Tennessee limited liability company and that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Chief Manager.

WITNESS my hand and seal, at office in Brentwood, Tennessee this the 30th day of August, 2019.

_____
Notary Public
My Commission Expires: _____

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

The actual consideration for this transfer is $0.00.

_____
Affiant

Sworn to and subscribed before me this 30th day of August, 2019.

_____
Notary Public

My Commission Expires: 3-9-2023

{Legal/54335/11724/02235747.DOCX }

# EXHIBIT A

## LEGAL DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of Thompson Station, Phase One, as of record in Plat Book 9700, Page 847, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an existing iron rod in the southerly right-of-way line of Nolensville Road, at a corner common with Lot 1 of the Resubdivision of Lot 1, Thompson Station, as of record in Plat Book 7900, Page 659 and amended in Deed Book 9302, Page 175, at the Register's office for Davidson County, Tennessee, also being the property of Valor Collegiate Academies, as of record in Instrument Number: 20160210-0012986, at the Register's Office for Davidson County, Tennessee, and a corner common with the property of Mt. View, LLC, as of record in Instrument Number: 20050916-0111556, at the Register's Office for Davidson County, Tennessee.

Thence leaving the southerly right-of-way line of Nolensville Road, with the westerly property line of said Lotl of the Resubdivision of Lot 1, Thompson Station, South 40 deg 37 min 29 sec West, 22.81 feet to an iron rod set at the TRUE POINT OF BEGINNING;

Thence continuing with the westerly property line of said Lot 1, South 40 deg 37 min 29 sec West, 294.19 feet to an existing pk nail, at a corner common with Lot 1 of the Resubdivision of Lot 1, Thompson Station, also being the property of JC Sun Investment, Inc., as of record in Instrument Number: 20080718-0073771, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 1, South 88 deg 29 min 33 sec West, 218.82 feet to an existing iron rod, at a corner common with Lot 2 of Thompson Station, as of record in Plat Book 9700, Page 847, at the Register's Office for Davidson County, Tennessee, also being the same property conveyed to Valor Collegiate Academies, as of record in Instrument Number: 20150213-0013574, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said Lot 2, North 01 deg 36 min 12 sec West, 264.21 feet to an existing iron rod in the southerly property line of Joe Earl Whitlow, Et Ux, as of record in Deed Book 3577, Page 290, at the Register's office for Davidson County, Tennessee.

Thence with the southerly property line of Joe Earl Whitlow, Et Ux, South 85 deg 12 min 06 sec East, 419.15 feet to the POINT OF BEGINNING. Containing 78,896 square feet or 1.811 acres more or less.

Being the same property conveyed to Mt. View, LLC, as of record in Instrument Number: 20050916-0111556, at the Register's Office for Davidson County, Tennessee.

TOGETHER WITH the Cross Easements for Ingress/Egress and Parking as set forth in Plat Book 7900, page 505, Plat Book 7900, page 659, and Plat Book 9700, page 847, said Register's Office.