Karen Johnson Davidson County
Batch# 339080 DEEDQC
01/06/2020 04:05:02 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20200106-0001755

This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Two Pikes, LLC	Two Pikes, LLC	
424 Church Street	424 Church Street	P/O 16400017400
Suite 2910	Suite 2910	P/O 16400030400
Nashville, Tennessee 37219	Nashville, Tennessee 37219	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Ten and No/100 Dollars ($10.00).

Affiant

JESSICA R. MAYBERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2020

SUBSCRIBED AND SWORN TO before me, this the 31st day of December, 2019.

Notary Public

My Commission Expires: 5-5-20

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, WCO Housing Ventures, LLC, a Tennessee limited liability company ("Grantor"), quitclaim unto Two Pikes, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Antioch, Davidson County, State of Tennessee, more

particularly described on Exhibit A attached hereto and incorporated herein by this reference, (the "Property").

The Property is unimproved property located in Antioch, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 2 day of January, ~~2019~~ 2020.

GRANTOR:

WCO HOUSING VENTURES, LLC, a Tennessee limited liability company

By: Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit corporation, its Sole Member

By: _____
Anthony Woodham, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jessica Grant, a Notary Public of said County and State, personally appeared ANTHONY WOODHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit corporation, the Sole Member of WCO Housing Ventures, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation in its capacity as Sole Member of the limited liability company, and on its behalf, by himself as President of the corporation.

Witness my hand and seal, at Office in Nashville, TN, this 2 day of January, 2020.

_____
Notary Public

My Commission Expires: 9/7/21

My Commission Expires:

_____

JESSICA GRANT
My Commission Expires
STATE OF TENNESSEE NOTARY PUBLIC
September 7, 2021
COUNTY OF DAVIDSON

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1

LAND SITUATED IN THE 32ND CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING at A CONCRETE MONUMENT ALONG THE WEST RIGHT OF WAY OF HOBSON PIKE, with a TN State Plane Coordinate of North 620,886.2773, East 1,787,863.6363, SAID MONUMENT BEING THE NORTHEAST CORNER OF RICKEY W. MESSICK (INSTRUMENT NO. 20150115-004129, REGISTER'S OFFICE OF DAVIDSON COUNTY, R.O.D.C.), SAID MONUMENT ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HERE-ON; THENCE, WITH THE NORTH BOUNDARY OF MESSICK AND THE SOUTHERN BOUNDARY OF THIS PROPERTY, THE FOLLOWING THREE (3) CALLS:

1) N 54°7'32" W, for a distance of 156.37 FEET TO A FENCE POST FOUND;
2) N 7°51'28" E, for a distance of 129.63 FEET TO A FENCE POST FOUND;
3) N 82°13'33" W, for a distance of 166.85 FEET TO AN IRON PIN FOUND, SAID PIN BEING THE NORTHEAST CORNER OF OLD HICKORY COMMONS, LLC SECTION 4 (INSTRUMENT NO. 20170815-0083582, R.O.D.C.);

THENCE, N 82°54'5" W, for a distance of 400.16 FEET TO AN IRON PIN SET, SAID PIN BEING THE NORTHEAST CORNER OF OLD HICKORY COMMONS, LLC (INSTRUMENT NO. 20050415-0042164, R.O.D.C);
THENCE, WITH THE NORTH LINE OF OLD HICKORY COMMONS, LLC, THE FOLLOWING FOUR (4) CALLS:

1) N 82°54'5" W, for a distance of 105.97 FEET TO AN IRON PIN FOUND;
2) S 86°46'54" W, for a distance of 226.88 FEET TO AN IRON PIN FOUND;
3) S 78°22'28" W, for a distance of 387.88 FEET TO AN IRON PIN FOUND;
4) S 78°56'54" W, for a distance of 205.94 FEET TO AN IRON PIN SET, SAID PIN BEING THE SOUTHEAST CORNER OF TRACT 1 SUBDIVISION LINE OF BELZ-MCDOWELL PROPERTIES (BOOK 4699, PAGE 101, R.O.D.C.), SAID PIN ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, SEVERING THE LANDS OF BELZ-MCDOWELL PROPERTIES AND ALONG THE SOUTHWEST BOUNDARY LINE OF TRACT 1, N 48°0'14" E, for a distance of 1120.73 FEET TO AN IRON PIN SET, SAID PIN BEING ALONG THE CENTER OF A CREEK AND ALSO BEING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN;
THENCE, SEVERING THE BELZ-MCDOWELL PROPERTIES AND ALONG THE CENTER OF A CREEK, BEING THE NORTHERN BOUNDARY OF THIS PROPERTY, THE FOLLOWING FOURTEEN (14) CALLS:

1) S 44°50'45" E, for a distance of 18.07 FEET TO A POINT;
2) S 76°29'46" E, for a distance of 144.04 FEET TO A POINT;
3) N 70°49'40" E, for a distance of 84.75 FEET TO A POINT;
4) S 82°24'21" E, for a distance of 76.46 FEET TO A POINT;

5) N 62°40'59" E, for a distance of 60.22 FEET TO A POINT;
6) N 84°27'58" E, for a distance of 149.95 FEET TO A POINT;
7) N 59°36'39" E, for a distance of 47.08 FEET TO A POINT;
8) N 85°53'4" E, for a distance of 147.71 FEET TO A POINT;
9) N 68°49'7" E, for a distance of 39.77 FEET TO A POINT;
10) S 77°34'25" E, for a distance of 81.75 FEET TO A POINT;
11) N 61°17'35" E, for a distance of 40.87 FEET TO A POINT;
12) N 31°34'14" E, for a distance of 47.22 FEET TO A POINT;
13) N 76°17'35" E, for a distance of 53.79 FEET TO A POINT;
14) S 78°2'10" E, for a distance of 43.36 FEET TO AN IRON PIN SET, SAID PIN BEING ALONG THE WEST RIGHT OF WAY OF HOBSON PIKE AND ALSO BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, ALONG THE WEST RIGHT OF WAY OF HOBSON PIKE, THE FOLLOWING FIVE (5) CALLS:

1) along a curve to the left, having a radius of 1160.46 FEET, an arch length of 92.11 FEET, a delta angle of 04° 32' 53", a chord bearing of S 20°35'1" W, and a chord distance of 92.09 FEET TO A CONCRETE MONUMENT FOUND;
2) along a curve to the left, having a radius of 1085.92 FEET, an arch length of 166.00 FEET, a delta angle of 08° 45' 30", a chord bearing of S 15°35'0" W, and a chord distance of 165.83 FEET TO AN IRON PIN SET;
3) S 11°6'28" W, for a distance of 490.58 FEET TO AN IRON PIN SET;
4) S 5°23'28" W, for a distance of 100.50 FEET TO AN IRON PIN SET;
5) S 10°35'28" W, for a distance of 209.00 to the POINT OF BEGINNING, CONTAINING 19.850 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON & ASSOCIATES, P.C. ON DECEMBER 2019.

TRACT 2

LAND SITUATED IN THE 32ND CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING at A CONCRETE MONUMENT ALONG THE SOUTHWEST RIGHT OF WAY OF MURFREESBORO PIKE ROAD, with a TN State Plane Coordinate of North 623,647.1127, East 1,788,429.0739, SAID MONUMENT BEING THE NORTHEAST CORNER OF STEADFAST DISCOVERY, LLC (INSTRUMENT NO. 20170728-0076822, REGISTER'S OFFICE OF DAVIDSON COUNTY, R.O.D.C.) AND BEING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED HERE-ON;
THENCE, ALONG THE SOUTHWEST RIGHT OF WAY OF MURFREESBORO PIKE ROAD, S 41°57'33" E, for a distance of 719.45 FEET TO AN IRON PIN SET, SAID PIN BEING THE NORTH CORNER OF NAZIM JAFFER AND RUBINA JAFFER (INSTRUMENT NO. 20100804-0061512, R.O.D.C.) AND BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, ALONG THE NORTHWEST BOUNDARY OF JAFFER, S 59°51'34" W, for a distance of 342.25 FEET TO AN IRON PIN SET, SAID PIN BEING ALONG THE NORTHEAST CORNER OF BELZ-MCDOWELL PROPERTIES (BOOK 4713, PAGE 299, R.O.D.C.);
THENCE, SEVERING THE BELZ-MCDOWELL PROPERTY WITH THIS NEW SUBDIVISION LINE, THE FOLLOWING FIVE (5) CALLS:

1) N 33°9'26" W, for a distance of 324.11 FEET TO AN IRON PIN SET;
2) S 44°27'16" W, for a distance of 837.40 FEET TO AN IRON PIN SET;
3) S 41°42'14" W, for a distance of 932.48 FEET TO AN IRON PIN SET, CROSSING THE PREVIOUS SUBDIVISION LINE OF BELZ-MCDOWELL PROPERTIES (BOOK 4699, PAGE 101, R.O.D.C.) AT 481.98 FEET;
4) S 48°0'14" W, for a distance of 159.56 FEET TO AN IRON PIN SET;
5) S 48°0'14" W, for a distance of 1120.73 FEET TO AN IRON PIN SET, SAID PIN BEING ON THE NORTH BOUNDARY LINE OF OLD HICKORY COMMONS, LLC (INSTRUMENT NO. 20050415-0042164, R.O.D.C) AND ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, S 78°56'54" W, for a distance of 247.21 FEET TO AN IRON PIN SET, SAID PIN BEING THE SOUTHEAST CORNER OF PROPERTY OWNED BY METRO GOVERNMENT (INSTRUMENT NO. 20150911-0092568, R.O.D.C);
THENCE, WITH THE EAST BOUNDARY OF SAID METRO PROPERTY, THE FOLLOWING TWO (2) CALLS:

1) N 13°53'29" W, for a distance of 187.85 FEET TO AN IRON PIN SET;
2) along a curve to the left, having a radius of 360.00 FEET, an arch length of 73.12 FEET, a delta angle of 11° 38' 13", a chord bearing of N 22°30'42" W, and a chord distance of 72.99 FEET TO AN IRON PIN FOUND, SAID PIN BEING THE SOUTHWEST CORNER OF CANE RIDGE ELEMENTARY (INSTRUMENT NO. 20110718-0054865, R.O.D.C.), SAID PIN BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, N 47°50'18" E, for a distance of 631.19 FEET TO AN IRON PIN SET, SAID PIN BEING ON THE SOUTHWEST BOUNDARY OF MOUNTAIN SPRINGS PHASE 3 (INSTRUMENT NO. PL-20190703-0064896, R.O.D.C.);
THENCE, WITH THE SOUTHERN BOUNDARY OF MOUNTAIN SPRINGS PHASE 3, THE FOLLOWING TWO (2) CALLS:

1) S 46°14'20" E, for a distance of 104.70 FEET TO AN IRON PIN SET;
2) N 47°59'12" E, for a distance of 394.53 FEET TO AN IRON PIN FOUND, SAID IRON PIN BEING THE SOUTHWEST CORNER OF SAID STEADFAST DISCOVERY, LLC;

THENCE, ALONG THE SOUTHEAST BOUNDARY OF STEADFAST DISCOVERY, LLC, THE FOLLOWING TWO (2) CALLS:

1) N 47°48'0" E, for a distance of 328.90 FEET TO AN IRON PIN SET;
2) N 41°50'58" E, for a distance of 2077.34 FEET, CROSSING THE PREVIOUS SUBDIVISION LINE OF BELZ-MCDOWELL PROPERTIES AT 277.10 FEET, to the POINT OF BEGINNING, CONTAINING 25.528 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON & ASSOCIATES, P.C. ON DECEMBER 2019.

BEING a part of the same property conveyed to WCO Housing Ventures, LLC, a Tennessee limited liability company by deed from Belz/Becker-Lewis-Shlenker Properties , a Tennessee joint venture, of record in Instrument No. 20191028-0110476 in the office of the Register of Deeds for Davidson County, Tennessee.