Karen Johnson Davidson County
Batch# 378740 DEEDQC
03/27/2020 01:54:10 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20200327-0033427

This Instrument Prepared By:
Tracy L. Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
LDG Land Holdings, LLC	LDG Land Holdings, LLC	
1469 S. 4th Street	1469 S. 4th Street	051-00-0-018.00
Louisville, KY 40208	Louisville, KY 40208	051-00-0-019.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO and 00/100 Dollars ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, on this 25th day of March, 2020.

Notary Public

LISA A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

My Commission Expires: 7-9-2022

THE PURPOSE OF THIS DEED IS TO COMBINE THE PROPERTY INTO ONE PARCEL.

For and in consideration of the sum of ZERO and 00/100 Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, LDG Land Holdings, LLC, a Kentucky limited liability company ("Grantor"), does hereby quitclaim unto LDG Land Holdings, LLC, a Kentucky limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described on Exhibit A, attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon, (collectively, the "Property").

The Property is improved property located at 808 and 820 Skyline Ridge Drive, Madison, Tennessee 37115.

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 26 day of March, 2020.

GRANTOR:

LDG LAND HOLDINGS, LLC, a Kentucky limited liability company

By: _____
Name: Chris Dischinger
Title: Member

COMMONWEALTH OF KENTUCKY)
COUNTY OF JEFFERSON)

Before me, Jill Jones, a Notary Public of said County and State, personally appeared Chris Dischinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of LDG Land Holdings, LLC, the within named bargainor, a Kentucky limited liability company, and that he as such member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as a member.

Witness my hand and seal, at Office in aforesaid county and state this 23rd day of March, 2020.

_____
Notary Public

My Commission Expires: June 27, 2022

JILL JONES
Commission Expires
06-27-2022
NOTARY
PUBLIC
Notary ID # 602181
STATE AT LARGE, KENTUCKY

EXHIBIT A
PROPERTY DESCRIPTION

TRACT I (820 Skyline Ridge Drive):

Being a tract of land lying in the City of Madison in Davidson County, Tennessee, and being identified as Parcel 19.00, on Davidson County Tax Map 51. Bounded on the west by the Ronald C. & Margaret A.Toski, Et AL Property, as recorded in Instrument No. 20180622-0060580 in the Register's Office of Davidson County, Tennessee (R.O.D.C.TN), bounded on the north by the Children of God Opening Doors, Inc. Property, as recorded in Instrument No. 20030324-0038929-(R.O.D.C.,TN), the Michael W. Rhule & Jerrilee Wiggs Property, as recorded in Deed Book 9834, Page 944-(R.O.D.C.,TN), and the Terry W. & Nina R. Burdette Property, as recorded in Deed Book 5278, Page 1-(R.O.D.C.,TN), bounded on the east by the James & Amy Reed Property, as recorded in Instrument No. 20151230-0131109-(R.O.D.C.,TN), and the Timothy J. & Melissa P. McKay Property, as recorded in Deed Book 11053, Page 509-(R.O.D.C.,TN), bounded on the south by the centerline of Old Due West Avenue, and the HTI-Memorial Hospital Corporation Property, as recorded in Instrument No. 20081230-0123555-(R.O.D.C.,TN), and the Battle Ground Academy Property, as recorded in Deed Book 4563, Page 358-(R.O.D.C.,TN), and being more particularly described as follows:

BEGINNING at a point in the centerline of Old Due West Avenue, said point being located approximately 1,645.4' easterly, as measured along the centerline of Old Due West Avenue, from the easterly margin of Dickerson Pike (U.S. Highway 31W/41W, State Route 11), said point also being the northwest corner of the Battle Ground Academy Property, as recorded in Deed Book 4563, Page 358-(R.O.D.C.,TN), and the southwest corner of the tract described herein; Thence, leaving the centerline of Old Due West Avenue with a common line with the Ronald C. & Margaret A. Toski, Et AL Property, as recorded in Instrument No. 20180622-0060580-(R.O.D.C.,TN), North 06°26'55" East, 640.63 feet to an Iron Rod (Found) in an existing fence corner, said Iron Rod being the northeast corner of the Ronald C. & Margaret A. Toski, Et AL Property, as recorded in Instrument No. 20180622-0060580-(R.O.D.C.,TN), and being a common corner with the Children of God Opening Doors, Inc. Property, as recorded in Instrument No. 20030324-0038929-(R.O.D.C.,TN), and also being the northwest corner of the tract described herein; Thence, generally with the meanders of an existing fence, and with a common line with the Children of God Opening Doors, Inc. Property, as recorded in Instrument No. 20030324-0038929-(R.O.D.C.,TN), South 84°38'37" East, 324.48 feet to a point, said point being the southeast corner of the Children of God Opening Doors, Inc. Property, as recorded in Instrument No. 20030324-0038929-(R.O.D.C.,TN), and the southwest corner of the Michael W. Rhule & Jerrilee Wiggs Property, as recorded in Deed Book 9834, Page 944-(R.O.D.C.,TN); Thence, generally with the meanders of an existing fence, and with a common line with the Michael W. Rhule & Jerrilee Wiggs Property, as recorded in Deed Book 9834, Page 944-(R.O.D.C.,TN), South 84°53'56" East, 379.04 feet to an Iron Rod (Found), said Iron Rod (Found) being the southeast corner of the Michael W. Rhule & Jerrilee Wiggs Property, as recorded in Deed Book 9834, Page 944-(R.O.D.C.,TN), and the southwest corner of the Terry W. & Nina R. Burdette Property, as recorded in Deed Book 5278, Page 1-(R.O.D.C.,TN); Thence, generally with the meanders of an existing fence, and with a common line with the Terry W. & Nina R. Burdette Property, as recorded in Deed Book 5278, Page 1-(R.O.D.C.,TN), South 84°25'22" East, 163.55 feet to an Iron Rod with Cap (Found) near an existing fence corner, said

Iron Rod (Found) being the northwest corner of the James & Amy Reed Property, as recorded in Instrument No. 20151230-0131109-(R.O.D.C.,TN), and also being the northeast corner of the tract described herein; Thence, with a common line with the James & Amy Reed Property, as recorded in Instrument No. 20151230-0131109-(R.O.D.C.,TN), and the Timothy J. & Melissa P. McKay Property, as recorded in Deed Book 11053, Page 509-(R.O.D.C.,TN), South 06°47'52" West, 687.29 feet to a point in the centerline of Old Due West Avenue, passing an existing Iron Rod with Cap (Found) at 27.82 feet from the centerline of Old Due West Avenue; Thence, with the centerline of Old Due West Avenue and a curve to the right having a central angle of 12°32'09", a radius of 366.13', a length of 80.11', and a chord bearing and distance of North 51°36'25" West, 79.95' to a point in the centerline of Old Due West Avenue; Thence continuing with the centerline of Old Due West Avenue and common lines with the HTI-Memorial Hospital Corporation Property, as recorded in Instrument No. 20081230-0123555-(R.O.D.C.,TN) the following three (3) calls: Thence, North 45°20'22" West, 51.92' to the beginning of a curve to the left; Thence with said curve to the left having a central angle of 24°52'27", a radius of 276.25', a length of 119.93', and a chord bearing and distance of North 57°46'45" West, 118.99' to a point in the centerline of Old Due West Avenue; Thence continuing with the centerline of Old Due West Avenue, and a common line with the HTI-Memorial Hospital Corporation Property, as recorded in Instrument No. 20081230-0123555-(R.O.D.C.,TN), North 70°12'48" West, 227.13' to the beginning of a curve to the left; Thence continuing with the centerline of Old Due West Avenue, and a common line with the HTI-Memorial Hospital Corporation Property, as recorded in Instrument No. 20081230-0123555-(R.O.D.C.,TN), and the Battle Ground Academy Property, as recorded in Deed Book 4563, Page 358-(R.O.D.C.,TN), with a curve to the left having a central angle of 44°47'16", a radius of 114.25', a length of 89.31', and a chord bearing and distance of South 87°23'34" West, 87.05' to a point in the centerline of Old Due West Avenue; Thence continuing with the centerline of Old Due West Avenue, and a common line with the Battle Ground Academy Property, as recorded in Deed Book 4563, Page 358-(R.O.D.C.,TN) the following calls: Thence, South 64°59'56" West, 106.15' to the beginning of a curve to the right; Thence with said curve to the right having a central angle of 18°53'58", a radius of 450.59', a length of 148.63', and a chord bearing and distance of South 74°26'57" West, 147.96' to a point in the centerline of Old Due West Avenue; Thence continuing with the centerline of Old Due West Avenue and a common line with the Battle Ground Academy Property, as recorded in Deed Book 4563, Page 358-(R.O.D.C.,TN), South 83°53'56" West, 114.95' to the POINT OF BEGINNING.

Tract contains 495,230 square feet, or 11.369 Acres, more or less.

Being the same property described by survey of Robert M. Searson, RLS No. 1666, located at 1935 21st Avenue South, Nashville, TN 37212, dated March 25, 2020, Project No. 5547-18-054.

Being the same property conveyed by John R. Sherrod, III, to LDG Land Holdings, LLC, a Kentucky limited liability company, by General Warranty Deed of record in Instrument No. 20200327-0033426 Register's Office for Davidson County, Tennessee.

TRACT II (808 Skyline Ridge Drive):

Being a tract of land lying in the City of Madison in Davidson County, Tennessee, and being identified as Parcel 18.00 on Davidson County Tax Map 51. Bounded on the west by the John R. Sherrod, III Property, as recorded in Instrument No. 20141112-0104078 in the Register's Office of Davidson County, Tennessee (R.O.D.C.TN), bounded on the north by the Jordan L. & Jacqueline R. Bolt Property, as recorded in Instrument No. 20191227-0133953-(R.O.D.C.,TN), bounded on the east and south by the northwesterly margin of Skyline Ridge Drive, and being more particularly described as follows:

BEGINNING at an Existing Iron Rod with Cap (Found) in the northerly margin of Skyline Ridge Drive, said Iron Rod with Cap (Found) being located approximately 2,590.5' easterly, as measured along the northerly margin of Skyline Ridge Drive, from the easterly margin of Dickerson Pike (U.S. Highway 31W/41W, State Route 11); Thence, leaving the northerly margin of Skyline Ridge Drive with a common line with the John R. Sherrod, III Property, as recorded in Instrument No. 20141112-0104078-(R.O.D.C.,TN), and generally with portions of an existing stone wall, North 06°47'52" East, 301.05 feet to an Iron Rod with Cap (Found), said Iron Rod being a common corner with the John R. Sherrod, III Property, as recorded in Instrument No. 20141112-0104078-(R.O.D.C.,TN), and being the southwest corner of the Jordan L. & Jacqueline R. Bolt Property, as recorded in Instrument No. 20191227-0133953-(R.O.D.C.,TN), and also being the northwest corner of the tract described herein; Thence, with a common line with the Jordan L. & Jacqueline R. Bolt Property, as recorded in Instrument No. 20191227-0133953-(R.O.D.C.,TN), South 84°30'17" East, 476.82 feet to an Iron Rod with Cap (Found) in the westerly margin of Skyline Ridge Drive, said Iron Rod being the southeast corner of the Jordan L. & Jacqueline R. Bolt Property, as recorded in Instrument No. 20191227-0133953-(R.O.D.C.,TN), and also being the northeast corner of the tract described herein; Thence, with the westerly margin of Skyline Ridge Drive South 05°03'23" West, 193.87 feet to an Existing Iron Rod (Found), and the beginning of a curve to the right; Thence with said curve to the right having a central angle of 38°27'43", a radius of 220.77', a length of 148.20', and a chord bearing and distance of South 24°17'15" West, 145.43' to an Iron Rod with Cap (Found); Thence continuing with the northwesterly margin of Skyline Ridge Drive, South 43°31'07" West, 16.66' to an Iron Rod with Cap (Found), and the beginning of a curve to the right; Thence with said curve to the right having a central angle of 63°50'21", a radius of 108.49', a length of 120.88', and a chord bearing and distance of South 75°26'18" West, 114.72' to a point in an existing Concrete Drive; Thence continuing with the northerly margin of Skyline Ridge Drive, North 72°38'26" West, 208.40' to an Iron Rod with Cap (Found), and the beginning of a curve to the right; Thence with said curve to the right having a central angle of 14°24'13", a radius of 490.87', a length of 123.40', and a chord bearing and distance of North 65°26'29" West, 123.07' to the POINT OF BEGINNING.

Tract contains 167,959 square feet, or 3.856 Acres, more or less.

The above property being the same property described by survey of Robert M. Searson, RLS No. 1666, located at 1935 21st Avenue South, Nashville, TN 37212, dated March 25, 2020, Project No. 5547-18-054.

Being the same property conveyed by Timothy J. McKay and wife, Melissa P. McKay, to LDG Land Holdings, LLC, a Kentucky limited liability company, by General Warranty Deed of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

20200327-0033425

The above property (Tracts I and II) also being described as follows:

Being a tract of land lying in the City of Madison in Davidson County, Tennessee. Bounded on the East by Jordan L. and Jacqueline R. Bolt as recorded in Instrument Number 201912270133953 in the Register's Office of Davidson County, Tennessee (R.O.D.C.); on the South by the northerly right-of-way of Skyline Ridge Drive, and the centerline of Skyline Ridge Drive; on the West by Ronald C. and Margaret A Toski, ET AL as recorded in Instrument Number 201806220060580 (R.O.D.C.); on the North by Children of God Opening Doors, Inc. as recorded in Instrument Number 200303240038929 (R.O.D.C.), and David and Kelly Lavely as recorded in Instrument Number 201905230049040 (R.O.D.C.), and Terry W. and Nina R. Burdette as recorded in Deed Book 5278, Page 1 (R.O.D.C.). Tract being more particularly described as follows:

Beginning at an Iron Rod with Cap in the Northern right-of-way of Skyline Ridge Drive located approximately 2,590.5' East of the Easterly right-of-way of Dickerson Pike (U.S. Highway 31W/41W & State Route 11); thence S 06°47'52" W a distance of 27.82' to a point in the centerline of Skyline Ridge Drive; thence with the centerline of Skyline Ridge Drive with the following: a curve to the right with an arc length of 80.11', with a radius of 366.13', with a chord bearing and distance of N 51°36'25" W, 79.95' to a point; thence N 45°20'22" W a distance of 51.92' to a point; thence with a curve to the left with an arc length of 119.93', with a radius of 276.25', with a chord bearing and distance of N 57°46'45" W, 118.99' to a point; thence N 70°12'48" W a distance of 227.13' to a point; thence with a curve to the left with an arc length of 89.31', with a radius of 114.25', with a chord bearing and distance of S 87°23'34" W, 87.05' to a point; thence S 64°59'56" W a distance of 106.15' to a point; thence with a curve to the right with an arc length of 148.63', with a radius of 450.59', with a chord bearing and distance of S 74°26'57" W, 147.96' to a point; thence S 83°53'56" W a distance of 114.95' to a point; thence leaving the centerline of Skyline Ridge Drive, and with the Eastern boundary of said Ronald C. and Margaret A. Toski, ET AL, N 06°26'55" E a distance of 640.63' to a 1/2" Iron Rod in the Southern boundary of said Children of God Opening Doors, Inc; thence with the Southern boundary of said Children of God Opening Doors, Inc., S 84°38'37" E a distance of 324.48' to a point being the southeast corner of said Children of God Opening Doors, Inc., and the southwest corner of said David and Kelly Lavely; thence with the Southern boundary of said David and Kelly Lavely, S 84°53'56" E a distance of 379.04' to a 5/8" Iron Rod marking the Southeastern corner of said David and Kelly Lavely, and the Southwestern corner of said Terry W. and Nina R. Burdette; thence with the Southern boundary of said Terry W. and Nina R. Burdette, S 84°25'22" E a distance of 163.55' to an Iron Rod with Cap in the line of said Terry W. and Nina R. Burdette and marking the Northwestern corner of said Jordan L. and Jacqueline R. Bolt; thence with the Western boundary of said Jordan L. and Jacqueline R. Bolt, S 06°47'52" W a distance of 358.42' to an Iron Rod with Cap marking the Southwestern corner of said Jordan L. and Jacqueline R. Bolt; thence with the Southern boundary of said Jordan L. and Jacqueline R. Bolt, S 84°30'17" E a distance of 476.82' to an Iron Rod with Cap marking the Southeastern corner of said Jordan L. and Jacqueline R. Bolt in the Northwestern right-of-way of Skyline

Ridge Drive; thence with the Northwestern right-of-way of Skyline Ridge Drive, S 05°03'22" W a distance of 193.86' to a 1/2" Iron Rod; thence with a curve to the right with an arc length of 148.20', with a radius of 220.77', with a chord bearing and distance of S 24°17'15" W, 145.43' to an Iron Rod with Cap; thence S 43°31'07" W a distance of 16.66' to an Iron Rod with Cap; thence with a curve to the right with an arc length of 120.88', with a radius of 108.49', with a chord bearing and distance of S 75°26'18" W, 114.72', to a point; thence N 72°38'36" W a distance of 208.40' to an Iron Rod with Cap; thence with a curve to the right with an arc length of 123.40', with a radius of 490.87', with a chord bearing and distance of N 65°26'29" W, 123.08' to the Point of Beginning.

Tract having an area of 663,189 square feet, or 15.225 Acres, more or less.

The above property description prepared by Robert M. Searson, RLS No. 1666, with S&ME, Inc., located at 1935 21st Avenue South, Nashville, TN 37212.