Karen Johnson Davidson County
Batch# 379979 DEEDQC
03/31/2020 11:33:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20200331-0034381

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 TH DAY OF March, 2020.

NOTARY PUBLIC

RICHARD W. SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 03, 2023

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32381

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Blue Hills Holdings LLC 45 Annandale Nashville, TN 37215	SAME ADDRESS AS NEW OWNER	095-03-0 026.00 095-03-0 038.00 095-03-0 039.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, BNA Investments, LLC, a Tennessee limited liability company **("Grantor")**, by these presents, quitclaims, grants and conveys unto Blue Hills Holdings LLC, a Tennessee limited liability company **("Grantee")**, its successors and or assigns, all its right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

TRACT I:

Land in Davidson County, Tennessee, Tract 1, being Lot No. 3 on the Plan of Merry Oaks Subdivision, of record in Book 1835, page 67, Register's Office for Davidson County, Tennessee; Tract 2, being part of Lot No. 2 of Merry Oaks Subdivision, of record in Book 1835, Pages 67 and 68, said Register's Office.

Tracts 1 and 2 being described as follows:

Tract 1:
Beginning at a point in the south margin of Lebanon Pike at the corner of Lots Nos. 2 and 3; thence with the line between said Lots, southerly 360 feet to the north line of Lot No. 122; thence with the line between Lot Nos. 3 and 112 easterly 123 feet to the west margin of Blue Hills Drive; thence with the margin of the same, northerly 335 feet to the beginning of a curve; thence around said curve northwesterly 39.3 feet to the south margin of Lebanon Pike; thence with the margin of the same westerly 98 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, in Book 5015, Page 672, said Register's Office, described as follows:

Parcel 1: Beginning at a point in the South margin of Lebanon Pike at the corner of Lots Nos. 2 and 3; thence with the line between said lots, southerly 57.5 feet to a point in the margin of Briley Parkway; thence North 67 deg. 22' 02" East along the south margin of Briley Parkway 127.22 feet to a point in the west margin of Blue Hills Drive; thence with the margin of the same 39.3 feet around a curve to the south margin of Lebanon Pike; thence south 82 deg. 10' 20" West with margin of same 92 feet to the beginning.

Parcel 2: Beginning at a point where the property line between Lot 3 and 112 intersects the west margin of Blue Hills Drive; thence northwesterly along a curve that has a 25 foot radius, a distance of 30.77 feet to a point; thence along a curve to the right that has a radius of 50.0 feet, a distance of 140.09 feet to a point in the west margin of Blue Hills Drive; thence south 7 deg. 49' 40" east 97.5 feet along the west margin of Blue Hills Drive to the point of beginning with Parcel No. 1 and 2 together containing 9136 square feet.

Tract 2:
Beginning at the Southeast corner of Lot No. 2 as shown on said Plan; thence South 82 deg. 10' 20" West 123 feet along the rear of said Lot to the Southwest corner of same; thence North 7 deg. 49' 40" West 210 feet along the West margin of said Lot, the same being the East right of way line of Briley Parkway to a point; thence North 43 deg. 03' 35" East 158.5 feet along the East right of way line of Briley Parkway to a point on the East margin of said Lot; thence South 7 deg. 49' 40" East 310 feet along the East margin of said Lot to the point of beginning.

Being the same property conveyed to BNA Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Marilee H. Dye and Garry D. Dye, wife and husband of record in Instrument No. 20181002-00907626 Register's Office for Davidson County, Tennessee, dated October 1, 2018 and recorded on October 2, 2018. (Value of consideration shown in aforementioned deed $540,000.00.)

Being also known as 100 Blue Hills Drive Nashville, Tennessee 37214. (Map/Parcel: 095-03-0-026.00)

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Merry Oaks Subdivision of record in Plat Book 1835, Page 67 and 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, in Book 5015, Page 709, described as follows: BEGINNING at a point in the South margin of Lebanon Pike at the corner of Lots 4 and 5; thence with the line between said lots, southerly 25 feet to a point in the margin of Briley Parkway; thence South 82 deg. 10' 20" West 123 feet along the margin of Briley Parkway to the east margin of Blue Hills Drive; thence with the margin of same around a curve northeasterly 39.3 feet to the margin of Lebanon Pike; thence with the margin of same North 82 deg. 10' 20" East 98 feet to the point of beginning.

Being the same property conveyed to BNA Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Waleed Seder of record in Instrument No. 2010321-0026872 Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on March 21, 2018. (Value of consideration shown in aforementioned deed $550,000.00.)

Being also known as 0 Lebanon Pike Nashville, Tennessee 37214. (Map/Parcel: 095-03-0-038.00)

TRACT III:

BEING LOT NO. 5 ON AN ADVANCE COPY OF THE PLAN OF MERRY OAKS SUBDIVISION IN THE 3RD DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SHOWN ON A COPY OF A PLAN OF THEREOF PREPARED BY W.W. TURNER COMPANY, ENGINEERS, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF LEBANON PIKE, AT THE CORNER OF LOTS NOS 4 AND 5 THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHERLY 360 FEET TO A POINT; THENCE EASTERLY 123 FEET TO A POINT, THE CORNER OF LOTS NOS 5 AND 6: THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 360 FEET TO THE SOUTH MARGIN OF LEBANON PIKE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 123 FEET TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, in Book 4498, Page 340, said Register's Office, described as follows: BEING PART OF LOT NO 5 ON THE PLAN OF MERRY OAKS, AS OF RECORD IN BOOK 1835. PAGES 67 AND 68, REGISTER'S OFFICE FOR SAID COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF LEBANON PIKE AT THE CORNER OF LOTS 4 AND 5; THENCE WITH THE MARGIN OF THE SAME NORTH 82 DEG. 10' 20" EAST 123 FEET TO A POINT AT THE NORTHEAST CORNER OF LOT NO 5 THENCE SOUTHERLY 18 FEET ALONG THE EAST LINE OF SAID LOT NO. 5 TO A POINT THENCE SOUTH 78 DEG. 54' 53" WEST 20 FEET TO A POINT, SAID POINT BEING WHERE THE RIGHT-OF-WAY ACCESS WILL BE CONTROLLED BY THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, AND FROM WHICH POINT WEST ALL RIGHTS TO INGRESS OR EGRESS TO OR FROM AND ACROSS FROM ABUTTING LANDS IS HEREBY CONVEYED IN FEE SIMPLE; THENCE CONTINUING SOUTH 78 DEG. 54' 53" WEST 103.2 FEEL ALONG THE HERETOFORE SAID CONTROLLED ACROSS RIGHT -OF -WAY LINE TO A POINT IN THE LOT LINE BETWEEN LOTS NO 4 AND 5, SAID POINT BEING THE END TO THE CONTROLLED ACCESS RIGHT-OF-WAY LINE; THENCE NORTHERLY 25 FEET ALONG THE LOT LINE BETWEEN LOTS NOS 4 AND 5 TO THE POINT OF BEGINNING.

Being the same property conveyed to BNA Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from James L. Deatrick, Jr., an unmarried man and Daryl Spicer, a married man of record in Instrument No. 20180801-0075055 Register's Office for Davidson County, Tennessee, dated July 31, 2018 and recorded on August 1, 2018. (Value of consideration shown in aforementioned deed $400,000.00.)

Being also known as 2303 Lebanon Pike Nashville, Tennessee 37214. (Map/Parcel: 095-03-0-039.00)

Also described as:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Blue Hills Drive, of record in Instrument No. 20200318-0029926, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to BNA Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Marilee H. Dye and Garry D. Dye, wife and husband of record in Instrument No. 20181002-00907626 Register's Office for Davidson County, Tennessee, dated October 1, 2018 and recorded on October 2, 2018 (Map/Parcel: 095-03-0-026.00).

Being a portion of the same property conveyed to BNA Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Waleed Seder of record in Instrument No. 2010321-0026872 Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on March 21, 2018 (Map/Parcel: 095-03-0-038.00).

Being a portion of the same property conveyed to BNA Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from James L. Deatrick, Jr., an unmarried man and Daryl Spicer, a married man of record in Instrument No. 20180801-0075055 Register's Office for Davidson County, Tennessee, dated July 31, 2018 and recorded on August 1, 2018 (Map/Parcel: 095-03-0-039.00).

TOGETHER with all appurtenant easements and rights set forth in the terms and conditions of the Reciprocal Assess Easement Agreement by and among Trustees of Donelson Presbyterian Church, their successors or assigns, and The Donelson Presbyterian Church, a Tennessee nonprofit corporation and BNA Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20191216-0129504, said Register's Office.

FOR INFORMATION PURPOSES ONLY
Property Address: 100 Blue Hills Dr, 0 Lebanon Pk, 2303 Lebanon Pk, Nashville, TN 37214

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNTURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer(s) on this the 30 day of March, 2020.

BNA INVESTMENTS, LLC,
a Tennessee limited liability company

By: _____
Name: Nick Adler
Title: Authorized Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, Richard Sebastian, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Nick Adler, 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 Authorized Member of BNA Investments, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Member.

Witness my hand and seal at office in Nashville, Tennessee, this 30 day of March, 2020.

_____
Notary Public

My commission expires: 1/3/23

RICHARD W. SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 03, 2023

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

BOBBIE COOPER

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 1/3/22

Notary Public

