Karen Johnson Davidson County
Batch# 412264 DEEDQC
06/09/2020 10:04:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20200609-0058874

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel Number:
Ridgeview Partners, LLC 231 Public Square Ste. 300 PMB 33 Franklin, TN 37064	Same	Portion of 16300043500

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RYAN LITTLE, DEAN MONTGOMERY AND PIRTLE FAMILY LIMITED PARTNERSHIP** (collectively, the "Grantors"), hereby quitclaim and convey to **RIDGEVIEW PARTNERS, LLC**, a Tennessee limited liability company, and its successors and assigns ("Grantee"), all of Grantors right, title and interest in and to the property described on Exhibit A hereof.

This is unimproved property known as 0 Eagle View Blvd., Antioch, Davidson County, Tennessee.

[Signature page follows.]

IN WITNESS WHEREOF, the undersigned Grantors have executed this instrument or have caused same to be executed as of the 28th day of May, 2020.

RYAN LITTLE

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Ryan Little, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of May, 2020.

DEEPAK BANSAL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 20, 2023

Notary Public

My Commission Expires:

DEAN MONTGOMERY

STATE OF TENNESSEE)

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Dean Montgomery with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of May, 2020.

Notary Public

My Commission Expires: 01/24/23

TONYA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jan. 24, 2023

PIRTLE FAMILY LIMITED PARTNERSHIP

By:_____
Name: Mark A. Pirtle
Title: Managing Partner

STATE OF TENNESSEE)

COUNTY OF Rutherford)

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Mark A. Pirtle, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be a Managing Partner of Pirtle Family Limited Partnership, the within named bargainor, and that he as such duly authorized Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June, 2020.

BRENDA REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires March 7, 2023

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)

COUNTY OF Rutherford)

The actual consideration for this transfer is $0.

_____
Affiant (Representative of Grantee)

Subscribed and sworn to before me this 1st day of June, 2020.

BRENDA REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires March 7, 2023

_____
Notary Public

My Commission Expires:_____

EXHIBIT A

Legal Description

Land situated in the 32nd Council District of Davidson County, Antioch, Tennessee, and being more particularly described as follows:

Commencing at the approximate centerline intersection of Eagle View Boulevard and Wild Oaks Court, thence South 64 degrees, 12 minutes, 36 seconds East, a distance of 278+/- feet to a capped iron rod set along the northerly margin of Eagle View Boulevard, said rod being the southeasterly corner of land described as Open Space & P.U.D.E. by the Final Plat Ridgeview UDO Phase One, of record in Instrument Number 20080603-0056596, in the Register's Office for Davidson County (R.O.D.C., TN), said corner also being the point of beginning for the herein described land;

leaving said margin of Eagle View Boulevard and along with the plat line for the next four (4) calls;
thence, North 19°28'26" East, a distance of 13.19 feet to a capped iron rod set;
thence, North 38°45'24" East, a distance of 40.27 feet to a capped iron rod set;
thence, North 21°01'33" East, a distance of 47.07 feet to a capped iron rod set;
thence, North 23°51'14" East, a distance of 9.22 feet to a capped iron rod set being the new partition line;

with the new line for the next eleven (11) calls;
thence, North 83°49'45" East, a distance of 8.77 feet to a capped iron rod set;
thence, South 56°32'46" East, a distance of 61.84 feet to a capped iron rod set;
thence, North 33°27'14" East, a distance of 14.88 feet to a capped iron rod set;
thence with a curve turning to the right with an arc length of 42.35 feet, with a radius of 25.00 feet, with a chord bearing of North 81°58'48" East, with a chord length of 37.46 feet to a point;
thence, South 49°29'39" East, a distance of 68.48 feet to a capped iron rod set;
thence with a curve turning to the right with an arc length of 39.27 feet, with a radius of 25.00 feet, with a chord bearing of South 04°29'39" East, with a chord length of 35.36 feet to a capped iron rod set;
thence, South 40°30'21" West, a distance of 3.43 feet to a capped iron rod set;
thence, South 56°32'46" East, a distance of 150.42 feet to a capped iron rod set;
thence, North 33°27'14" East, a distance of 734.62 feet to a capped iron rod set;
thence, North 56°32'46" West, a distance of 47.50 feet to a capped iron rod set;
thence, North 33°27'14" East, a distance of 121.28 feet to a capped iron rod set along the southerly line of lot 1 of the Club at Hickory Hollow, of record in plat book 6250, page 838, R.O.D.C.,TN;

thence with said line, South 82°03'06" East, a distance of 742.69 feet to a concrete monument found, said monument being the southeasterly corner of the aforementioned plat, and being along the westerly line of lands conveyed to Paul Anthony Hoover, of record in instrument 19991209-0301423, R.O.D.C.,TN;

thence along the line of Hoover, South 08°00'34" West, a distance of 316.16 feet to a capped iron rod set;

leaving Hoovers line and along a new partition for the following ten (10) calls;
thence, South 33°53'22" West, a distance of 80.38 feet to a capped iron rod set;
thence, North 56°49'32" West, a distance of 235.98 feet to a capped iron rod set;
thence, South 33°17'21" West, a distance of 353.24 feet to a capped iron rod set;
thence, South 56°49'32" East, a distance of 44.35 feet to a capped iron rod set;
thence, South 33°10'28" West, a distance of 207.44 feet to a capped iron rod set;
thence, North 56°47'01" West, a distance of 50.25 feet to a capped iron rod set;
thence, South 32°52'57" West, a distance of 284.96 feet to a capped iron rod set;
thence, North 85°48'08" East, a distance of 63.87 feet to a capped iron rod set;
thence, South 56°49'32" East, a distance of 120.13 feet to a capped iron rod set;
thence, South 04°11'52" East, a distance of 97.25 feet to a capped iron rod set along the northerly margin of Eagle View Boulevard;

leaving new partition line and along with the margin of Eagle View Boulevard for the next seven (7) calls;
thence, South 70°55'30" West, a distance of 4.09 feet to a capped iron rod set;
thence with a curve turning to the right with an arc length of 319.17 feet, with a radius of 350.00 feet, with a chord bearing of North 82°57'01" West, with a chord length of 308.23 feet to a capped iron rod set;
thence, North 56°49'32" West, a distance of 348.24 feet to a capped iron rod set;
thence with a curve turning to the right with an arc length of 214.36 feet, with a radius of 500.00 feet, with a chord bearing of North 44°32'37" West, with a chord length of 212.72 feet to a capped iron rod set;
thence, North 32°15'43" West, a distance of 51.15 feet to a capped iron rod set;
thence with a curve turning to the left with an arc length of 182.25 feet, with a radius of 425.00 feet, with a chord bearing of North 44°32'26" West, with a chord length of 180.86 feet to a capped iron rod set;
thence, North 56°49'32" West, a distance of 17.98 feet to the point of beginning of herein described land, having an area of 802,346.09 square feet or 18.42 acres more or less.

This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, with Dale & Associates, 516 Heather Place, Nashville, TN, 37204, on May 27, 2020 and is based on survey work conducted by Dale and Associates in October of 2018 under Project Number 11051.

Being a portion of the same property conveyed to the Grantors by Special Warranty Deed, dated March 15, 2019, of record in Instrument No. 20190315-0023985, Register's Office for Davidson County, Tennessee.

28230106.2

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

