THIS INSTRUMENT PREPARED BY AND RETURN TO:
EVANS PETREE PC
C. MICHAEL ADAMS, JR.
1715 Aaron Brenner Drive, Suite 800
Memphis, TN 38120
(901) 525-6781
madams@evanspetree.com

Karen Johnson Davidson County
Batch# 461269 DEEDQC
08/21/2020 08:50:49 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200821-0094403

This deed is prepared without benefit of title examination at the request of Grantor and Grantee.

QUITCLAIM DEED

Know all men by these presents, that RICHARD J. GORDON and ANGELA E. GORDON, Trustees of the RICHARD J. GORDON AND ANGELA E. GORDON LIVING TRUST dated July 19, 2011 (the "Grantor") for and in consideration of Ten and no/100 Dollars ($10.00), does hereby bargain, convey, remise, release, and quitclaim unto **R&A MANAGEMENT, LLC, SERIES B** (the "Grantee") all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A" HERETO FOR A COMPLETE LEGAL DESCRIPTION OF THE PARCEL OF REAL PROPERTY TRANSFERRED HEREBY, AND THE DERIVATION, ADDRESS AND TAX PARCEL IDENTIFICATION OF THAT PROPERTY.

WITNESS my hand in Memphis, Tennessee on this 8th day of August, 2020.

GRANTOR:

RICHARD J. GORDON AND ANGELA E. GORDON LIVING TRUST

By: _____
RICHARD J. GORDON, Trustee

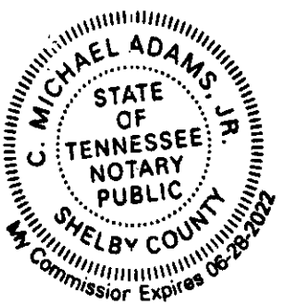
_____
ANGELA E. GORDON, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared RICHARD J. GORDON and ANGELA E. GORDON the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand this 8th day of August, 2020.

(SEAL)



NOTARY PUBLIC

New Owner Name and Address:
R&A Management, LLC
226 Brenrich Cove North
Memphis, TN 38117

Property Address:
1628 Brockton
Nashville, TN 37221

Mail Tax Notice to:
R&A Management, LLC
226 Brenrich Cove North
Memphis, TN 38117

Parcel Id Number: 141-05-0A-655.00-CO

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00.

AFFIANT

Subscribed and sworn to before me this 8th day of August, 2020.

NOTARY PUBLIC

My commission expires: _____

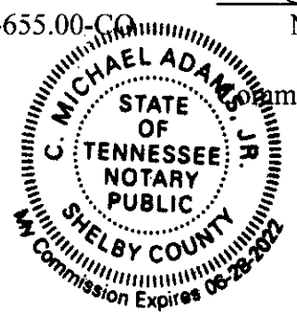


EXHIBIT "A"
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Land in Davidson County, Tennessee being Lot No. 655 on the Plan of Avondale Park, Phase 3, Section 1 of record in Instrument No. 20140728-0066971 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

This conveyance is made subject to:

a. Davidson County real estate taxes and assessments for year 2020, and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

b. All matters appearing on plan of record in Instrument No. 20140728-0066971 Register's Office for Davidson County, Tennessee.

c. Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20081203-0117452 amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee.

d. Access Easement Agreement recorded in Instrument No. 20041207-0145662 Register's Office for Davidson County, Tennessee.

e. Transmission Line Easement recorded in Instrument No. 20060110-0003857 Register's Office for Davidson County, Tennessee.

f. Deed to USA recorded in Book 4118 Page 694 and in Book 4228 Page 635 Register's Office for Davidson County, Tennessee.

g. Order to TVA recorded in Book 4273 Page 280 Register's Office for Davidson County, Tennessee.

h. Easement to Harpeth Valley Utilities District recorded in Instrument No. 20040204-0013639; Instrument No. 20040204-0013640; Instrument No. 20080618-0084836 & Instrument No. 20040204-0013641 Register's Office for Davidson County, Tennessee.

i. Storm Water Detention Agreement recorded in Instrument No. 20060512-0055867 and Instrument No. 20090814-0076610 Register's Office for Davidson County, Tennessee.

j. Inspection & Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument No. 20071002-0117293 and in Instrument No. 20141202-0110280 Register's Office for Davidson County, Tennessee.

k. Subject to easement in Book 5738, page 819, Partial Abandonment of Easement in Instrument No. 20080826-0087638 Register's Office for Davidson County, Tennessee.

l. Subject to Permanent Easement Agreement recorded in Instrument No. 20090707-0063325 Register's Office for Davidson County, Tennessee.

m. All matters of record in Instrument No. 20140722-0064838, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"
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n. Subject to Easement Deed to U.S. Sprint Communications Company recorded in Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee.

o. Subject to Charter for Avondale Park Owners' Association, Inc., recorded in Instrument No. 20081203-0117350 Register's Office for Davidson County, Tennessee.

p. Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7 Register's Office for Davidson County, Tennessee.

q. Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, Page 903 Register's Office for Davidson County, Tennessee.

r. Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, page 832, Register's Office for Davidson County, Tennessee.

s. Easement for sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, Register's Office for Davidson County, Tennessee.

t. Easement for water main across the Dower Tract, a part of the Property, from the 38.71 acre tract conveyed to John Smallman Cowder, of record in Book 1237, Page 674, Register's Office for Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee).

-CONVEYANCE CONTINUED ON NEXT PAGE-

EXHIBIT "A"
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u. Subject to easements of record in Book 10748, page 876, Register's Office for Davidson County, Tennessee.

v. Subject to Riparian Rights claimed or asserted by surrounding land owners and the State of Tennessee.

w. A portion of the overall Property is within the 100-year flood plain as shown on the overall boundary lay-out of Ragan-Smith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey).

x. Quitclaim Deed to Avondale Park Owners' Association, Inc., of record in Instrument No. 20170130-0009317, Register's Office for Davidson County, Tennessee.

y. Subject to rights of others in and to common areas/elements.

z. Subject to lien for special assessment contained in the DCCR's/Master Deed.

aa. All other easements and restrictions of record.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved ☐
This is improved ☑ property, known as: 1628 Brockton Lane, Nashville, TN 37221

This real property being all or part of Grantor's interest in the property conveyed to Grantor by deed of record at Instrument No. 20190104-0001224 in the Register's Office of Davidson County, Tennessee.

Property Address: 1628 Brockton, Nashville, TN
Parcel ID No. 141-05-0A-012.00-CO