Karen Johnson Davidson County
Batch# 477902 DEEDQC
09/17/2020 11:05:42 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200917-0106559

This Instrument Prepared by:

Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED
FOR SEPARATION OF TAX PARCELS

Address New Owner as Follows:	Send Tax Bill to:	
C&H Properties, LLC	OWNER	Parcel ID
PO Box 90680		044-05-0-140.00
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, we, **C&H Properties, LLC,** a Tennessee limited liability company, the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** to **C&H Properties, LLC**, a Tennessee limited liability company, the **Grantee** herein, its successors and assigns, all of its right title and interest in and to the following described real property in Davidson County, Tennessee:

Tract 1: (LOT 51)

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 51 Map of a part of Rayon City, Old Hickory, Tennessee of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee; and being more particularly described as follows, according to a survey done on April 24, 2020 by Surveyor Clint T. Elliot, TN RLS #2347:

Commencing at the intersection of the northerly right-of-way line of Bridgeway Avenue, width varies, and the easterly right-of-way line of Ensley Avenue, 60 feet in width; Thence with a curve to the right having a radius of 1460.91 feet, a curve length of 101.30 feet and a chord bearing and distance of North 55 deg 07 min 34 sec East, 101.28 feet to a corner common with Lots 51 and 52 on the aforesaid Map of a part of Rayon City, being the true point of beginning for this tract; Thence leaving the northerly right-of-way line of Bridgeway Avenue with the easterly line of Lot 52, North 23 deg 14 min 45 sec West, 143.32 feet to the southerly line of Lot 58 Map of a part of Rayon City; Thence with the southerly line of aforesaid Lot 58, North 56 deg 51 min 03 sec East, 47.93 feet to a corner common with Lot 50 Map of a part of Rayon City; Thence with the westerly line of Lot 50, South 24 deg 52 min 29 sec East, 143.84 feet to the northerly right-of-way line of Bridgeway Avenue; Thence with northerly right-of-way line of Bridgeway Avenue along a curve to the left, having a radius of 1460.91 feet, a curve length of 51.90 feet and a chord bearing and distance of South 58 deg 07 min 49 sec West, 51.89 feet to the point of beginning; containing 7,080 square feet or 0.163 acres more or less.

Being part of the same property conveyed to C&H Properties, LLC of record in Instrument Number 20200402-0035574 in the Register's Office for Davidson County, Tennessee.

Tract 2: (LOT 52)

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 52 Map of a part of Rayon City, Old Hickory, Tennessee of record in Plat Book 843, Page 13, in the Register's

Office for Davidson County, Tennessee; and being more particularly described as follows, according to a survey done on April 24, 2020 by Surveyor Clint T. Elliot, TN RLS #2347:

Commencing at the intersection of the northerly right-of-way line of Bridgeway Avenue, width varies, and the easterly right-of-way line of Ensley Avenue, 60 feet in width; Thence with a curve to the right having a radius of 1460.91 feet, a curve length of 49.40 feet and a chord bearing and distance of North 54 deg 06 min 31 sec East, 49.40 feet to a corner common with Lots 52 and 53 on the aforesaid Map of a part of Rayon City, being the true point of beginning for this tract; Thence leaving the northerly right-of-way line of Bridgeway Avenue with the easterly line of Lot 53, North 13 deg 46 min 06 sec West, 150.39 feet to the southerly line of Lot 58 Map of a part of Rayon City; Thence with the southerly line of aforesaid Lot 58, North 56 deg 51 min 03 sec East, 26.63 feet to a corner common with Lot 51 Map of a part of Rayon City; Thence with the westerly line of Lot 51, South 23 deg 14 min 45 sec East, 143.32 feet to the northerly right-of-way line of Bridgeway Avenue; Thence with northerly right-of-way line of Bridgeway Avenue along a curve to the left, having a radius of 1460.91 feet, a curve length of 51.90 feet and a chord bearing and distance of South 56 deg 05 min 42 sec West, 51.89 feet to the point of beginning; containing 5,536 square feet or 0.127 acres more or less.

Being part of the same property conveyed to C&H Properties, LLC of record in Instrument Number 20200402-0035574 in the Register's Office for Davidson County, Tennessee.

Tract 3: (LOT 53)

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 53 Map of a part of Rayon City, Old Hickory, Tennessee of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee; and being more particularly described as follows, according to a survey done on April 24, 2020 by Surveyor Clint T. Elliot, TN RLS #2347:

Beginning at the intersection of the northerly right-of-way line of Bridgeway Avenue, width varies, and the easterly right-of-way line of Ensley Avenue, 60 feet in width; Thence with the easterly right-of-way line of Ensley Avenue for the following calls: North 4 deg 35 min 44 sec West, 140.23 feet, with a curve to the right having a radius of 443.90 feet, a curve length of 24.36 feet and a chord bearing and distance of North 3 deg 01 min 25 sec West, 24.35 feet to an iron rod set at a corner common with Lot 58 on said Map of a part of Rayon City;
Thence leaving the easterly right-of-way line of Ensley Avenue with the southerly line of aforesaid Lot 58, North 56 deg 51 min 03 sec East, 20.00 feet to a corner common with Lot 52 on Map of a part of Rayon City; Thence with the westerly line of Lot 52, South 13 deg 46 min 06 East, 150.39 feet to the northerly right-of-way line of Bridgeway Avenue; Thence with the northerly right-of-way line of Bridgeway Avenue, along a curve to the right having a radius of 1460.91 feet, a curve length of 49.40 feet and a chord bearing and distance of South 54 deg 06 min 31 sec West, 49.40 feet to the point of beginning; containing 4,926 square feet or 0.113 acres more or less.

Being part of the same property conveyed to C&H Properties, LLC of record in Instrument Number 20200402-0035574 in the Register's Office for Davidson County, Tennessee. The aforementioned surveyed is attached hereto as Exhibit "A"

The purpose for this conveyance is to separate this parcel into three separate tax parcels with separate tax parcel identification numbers.

[Lot 51, 52 and 53 are all unimproved real property, with a mailing address of 308 Bridgeway Avenue, Old Hickory, TN 37138].

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 16TH day of September, 2020.

C&H Properties, LLC:

By: _____
Alex H. Craw, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Alex H. Craw,** 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 **C&H Properties, LLC,** the within named bargainor, a limited liability company, and that they have executed the within instrument for the purposes stated therein by signing the name of the limited liability company by themselves as its Member.

Witness my hand and official seal this the 16 day of September, 2020.

_____
Notary Public

My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

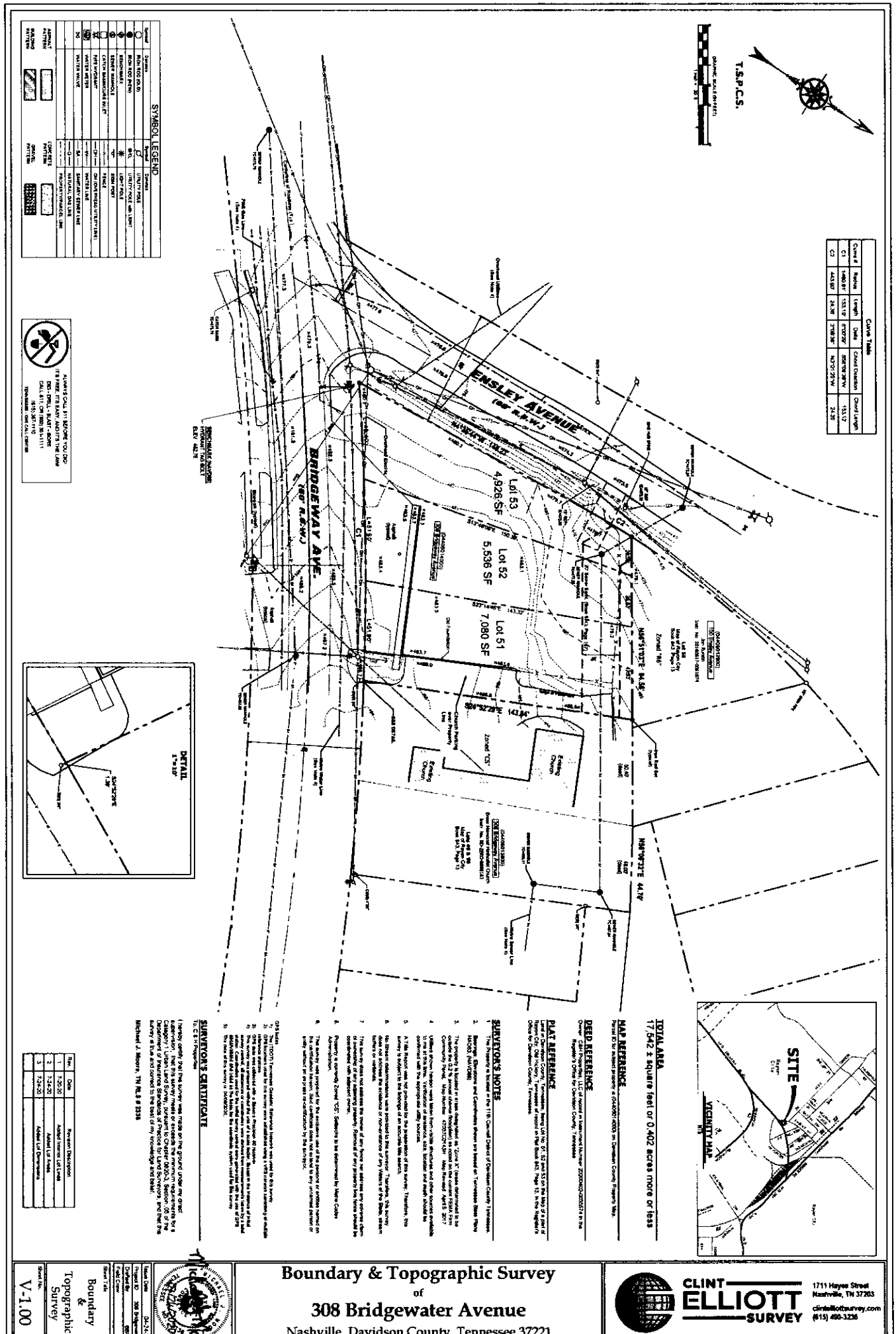
_____
Affiant

Subscribed and sworn to before me this 16 day of September, 2020.

_____
NOTARY PUBLIC

My Commission Expires 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON



Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	1460.91'	153.13'	6°00'29"	S58°59'39"W	153.13'
C2	443.68'	24.38'	3°08'58"	N70°03'25"W	24.38'

TOTAL AREA
17,542 ± square feet or 0.402 acres more or less

MAP REFERENCE
Parcel ID for subject property is 094080140000 on Davidson County Property Map.

DEED REFERENCE
Owner: Cash Properties, LLC of record in Instrument Number 20200902-0095574 in the Register's Office for Davidson County, Tennessee.

PLAT REFERENCE
Lot 1 in Davidson County, Tennessee, being Lot No. 51, 52 and 53 on the Map of a part of Ensley Subdivision, of record in Plat Book 643, Page 13, in the Register's Office for Davidson County, Tennessee.

SURVEYOR'S NOTES
1. The Property is located in the 11th Council District of Davidson County Tennessee.
2. Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83 (NAVD88).
3. The property is located in an area designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Firm Community Panel, Map Number: 47037C0414H, Map Revised: April 5, 2017.
4. Utilities shown hereon were taken from visible structures and other sources available at the time of survey. Contractor shall notify utility companies prior to excavation and confirm with the appropriate utility sources.
5. A Title Report was not provided for the preparation of this survey. Therefore, this survey is subject to all the findings of an accurate title search.
6. No Ghost Determinations were processed for this survey. Therefore, this survey is subject to all findings of an accurate title search.
7. This survey does not address the ownership of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
8. Property is currently Zoned "CS". Setbacks to be determined by Metro Codes Administration.
9. The survey was prepared for the exclusive use of the persons or entities named on this certification hereon. Said certificate does not extend to any unnamed person or entity without an express recertification by the surveyor.

SURVEYOR'S CERTIFICATE
To: C.H. Properties

I hereby certify that this survey was made on the ground under my direct supervision, that this survey meets or exceeds the minimum requirements for a Category 1 Survey as defined by the Tennessee Standards of Practice for Land Surveyors, and that this survey is true and correct to the best of my knowledge and belief.

Mitchell J. Moore, TN RLS # 2336

OSHA Note:
1) The ITSCOTS horizontal Geodetic Reference Network was used for this survey.
2) GPS Receivers used for this survey were established using a VRS network geometry of multiple base stations.
3) GPS data was collected on a Trimble Proprietor 30 receiver.
4) Horizontal control of sufficient accuracy was established to perform this survey by field traverse procedures using a Trimble S7 Total Station and Trimble TSC7 data collector. Coordinates used for this field survey control were generated with the use of GPS observations and adjusted to the Tennessee State Plane Coordinate System (NAD83(2011)).
5) The date of this survey is 04/08/2020.

Rev.	Date	Revision Description
1	7-20-20	
2	7-24-20	Added Interior Lot Lines
3	7-24-20	Added Lot Dimensions

Boundary & Topographic Survey
of
308 Bridgewater Avenue
Nashville, Davidson County, Tennessee 37221

CLINT ELLIOTT SURVEY
1711 Hayes Street
Nashville, TN 37203
clintelliottsurvey.com
(615) 490-3236

Issue Date:	04-24-20
Project ID:	308 Bridgewater
Drafted By:	MM
Field Crew:	JL
Sheet Title:	Boundary & Topographic Survey
Sheet No.	V-1.00