Karen Johnson Davidson County
Batch# 488573 DEEDQC
10/02/2020 02:14:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20201002-0114319

This Instrument Prepared By:
Tracy L. Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map/Par.
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	05100001800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Transfers to Grantee Are Exempt – No Transfer Tax Due.

Affiant

SUBSCRIBED AND SWORN TO before me, on this 28 day of Sept., 2020.

Notary Public

SAMIA Y. MACKAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03-06-2024

For and in consideration of the sum of TEN and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **THE 808 AT SKYLINE RIDGE, LP,** a Tennessee limited partnership ("Grantor"), does hereby quitclaim unto **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY,** a public body and a body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. § 13-20-101, et seq. ("Grantee"), its, successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel 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 (the "Property").

The Property is improved property known as approximately 14.690 acres located at 808 and 820 Skyline Ridge Drive, Madison, Davidson County, Tennessee.

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 as of the 30th day of September, 2020.

GRANTOR:

THE 808 AT SKYLINE RIDGE, LP, a Tennessee limited partnership

By: LDG THE 808 AT SKYLINE RIDGE, LLC, a Tennessee limited liability company, its General Partner

By: _____
Chris Dischinger, Managing 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 Managing Member of LDG The 808 at Skyline Ridge, LLC, a Tennessee limited liability company, the General Partner of The 808 at Skyline Ridge, LP, the within named bargainor, a Tennessee limited partnership, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of LDG The 808 at Skyline Ridge, LLC in its capacity as General Partner of the limited partnership, and on its behalf, by himself as Managing Member of said General Partner.

Witness my hand and seal, at Office in aforesaid county and state this 18th day of September, 2020.

_____
Notary Public

My Commission Expires: June 27, 2022

JILL JONES
NOTARY PUBLIC
NOTARY ID # 602181
STATE AT LARGE, KENTUCKY
COMMISSION EXPIRES 06-27-2022

EXHIBIT A

PROPERTY DESCRIPTION

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, said tract being bounded on the West by Ronald C. & Margaret A. Toski, et al, as recorded in Instrument Number 20180622-0060580, Register's Office of Davidson County, Tennessee (R.O.D.C.); on the North by Children of God Opening Doors, Inc., as recorded in Instrument Number 20030324-0038929, R.O.D.C., by David & Kelly Lavely, as recorded in Instrument Number 20190523-0049040, R.O.D.C., and by Terry W. & Nina R. Burdette, as recorded in Deed Book 5278, Page 1, R.O.D.C.; on the East by Jordan L. & Jacqueline R. Bolt, as recorded in Instrument Number 20191227-0133953, R.O.D.C.; and on the South by the northern Right-of-Way (ROW) of Skyline Ridge Drive (formerly Old Due West Avenue). Tract being more particularly described as follows:

POINT OF BEGINNING being a set point lying on said northern ROW of Skyline Ridge Drive located approximately 1,652.4' east of the easterly ROW of Dickerson Pike (U.S. Highway 31W/41W & State Route 11), being the common corner of said Ronald C. & Margaret A. Toski, et al, and the southwest corner of the herein described tract;

thence leaving said northern ROW of Skyline Ridge Drive with said common line of Ronald C. & Margaret A. Toski, et al, North 06°26'55" East a distance of 616.45' to a found 1/2" Iron Rod on said common line of Children of God Opening Doors, Inc.;

thence South 84°38'37" East a distance of 324.48' to the common corner of said Children of God Opening Doors, Inc. & said David & Kelly Lavely;

thence South 84°53'56" East a distance of 379.04' to a found 5/8" Iron Rod being the common corner of said David & Kelly Lavely and said Terry W. & Nina R. Burdette;

thence South 84°25'22" East a distance of 163.55' to a found Iron Rod with cap being the common corner of said Terry W. & Nina R. Burdette and said Jordan L. & Jacqueline R. Bolt;

thence with said common line of Jordan L. & Jacqueline R. Bolt, South 06°47'52" West a distance of 358.42' to a found Iron Rod with cap;

thence South 84°30'17" East a distance of 476.82' to a found Iron Rod with cap on said northern ROW of Skyline Ridge Drive (50' Public ROW);

thence along said northern ROW of Skyline Ridge Drive with the following:

thence South 05°03'22" West a distance of 193.86' to a found 1/2" Iron Rod;

thence with a curve turning to the right with an arc length of 148.20', with a radius of 220.77', with a chord bearing and distance of South 24°17'15" West 145.43' to a found Iron Rod with cap;

thence South 43°31'07" West a distance of 16.66' to a found Iron Rod with cap;

thence with a curve turning to the right with an arc length of 120.88', with a radius of 108.49', with a chord bearing and distance of South 75°26'18" West 114.72' to a point;

thence North 72°38'36" West a distance of 208.40' to a found Iron Rod with cap;

thence with a curve turning to the right with an arc length of 123.40', with a radius of 490.87', with a chord bearing and distance of North 65°26'29" West 123.08' to a found Iron Rod with cap;

thence continuing with the northern ROW of Skyline Ridge Drive with a compound curve turning to the right with an arc length of 62.74', with a radius of 341.13', with a chord bearing and distance of North 50°33'14" West 62.65' to a point;

thence North 45°20'22" West a distance of 51.92' to a point;

thence with a curve turning to the left with an arc length of 130.78', with a radius of 301.25', with a chord bearing and distance of North 57°46'45" West 129.76' to a point;

thence North 70°12'48" West a distance of 227.13' to a point;

thence with a curve turning to the left with an arc length of 108.85', with a radius of 139.25', with a chord bearing and distance of South 87°23'34" West 106.10' to a point;

thence South 64°59'56" West a distance of 73.17' to a point;

thence with a curve turning to the right with an arc length of 282.92', with a radius of 690.50', with a chord bearing and distance of South 76°44'12" West 280.94' to the POINT OF BEGINNING.

Tract having an area of 639,892 square feet, or 14.690 acres (+/-).

TOGETHER WITH that certain Sidewalk Easement Agreement between Altitude at 41, LLC, a New York limited liability company, Ronald C. Toski and wife, Margaret A. Toski, Lakewood Management Services, LLC, a Florida limited liability company, and LDG Land Holdings, LLC, a Kentucky limited liability company, of record in Instrument No. 20200327-0033428, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by LDG Land Holdings, LLC, a Kentucky limited liability company, by Quitclaim Deed to The 808 at Skyline Ridge, LP, a Tennessee limited partnership, dated September 18, 2020, and recorded in Instrument No. 20201002-0113825, in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH that certain 20' Wide Sanitary Sewer Utility Easement between The 808 at Skyline Ridge, LP, a Tennessee limited partnership, and David Lavely and wife, Kelly Lavely, of record in Instrument No. 20201002-0113826, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Ann Marie Charnes, do hereby make oath that I am 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.

Ann Marie Charnes

State of TENNESSEE
County of Davidson

Personally appeared before me, Kiana Copeland, a notary public for this county and state, Ann Marie Charnes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kiana L. Copeland
Notary

My Commission Expires: May 9, 2023

KIANA L. COPELAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
May 9, 2023