Karen Johnson Davidson County
Batch# 516665 DEEDQC
11/13/2020 02:04:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20201113-0134424

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, Tennessee 37203

QUITCLAIM DEED

(Consolidation of Tracts)

Address of new owner as follows:	**Send tax bills to:**	**Map-Parcel Nos.**
Carney Realty Company, LLC **1499 County Hospital Road** **Nashville, TN 37218-3024**	**(Same)**	**080-00-0-082.00** **and part of:** **080-00-0-076.00**

WHEREAS, **Carney Realty Company, LLC, a Tennessee limited liability company** (the "Grantor") owns two tracts of land in Davidson County, Tennessee as more particularly described on **Exhibit A** and **Exhibit B** attached hereto and incorporated herein by this reference;

WHEREAS, the two tracts described in **Exhibits A and B** attached hereto are contiguous and Grantor desires to combine both tracts into a single tract and to set forth a new description for the combined tracts;

NOW THEREFORE, for and in consideration of the foregoing, Grantor does hereby convey unto **Carney Realty Company, LLC, a Tennessee limited liability company** (the "Grantee"), its successors and assigns all of Grantor's right, title and interest in and to certain real property situated in Davidson County, Tennessee described on **Exhibit A** and **Exhibit B** attached hereto and incorporated herein by this reference which are hereby combined and, as combined, are more particularly described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing concrete monument on the southerly line of the property conveyed to Wildflower Partners, LLC (Tract 1) of record in Instrument Number 20190506-0042276 at a corner common with the property conveyed to The Metro Government of Nashville and Davidson County, Tennessee;

Thence with the westerly line of said Metro Government, South 49 deg 30 min 17 sec East, 179.81 feet to an existing iron rod at a corner common with the property conveyed to Carney Realty Company, LLC of record in Instrument Number 20190108-0001812;
Thence continuing with the westerly line of Metro Government, South 49 deg 31 min 12 sec East, 502.94 feet to a corner common with the property conveyed to VEH, LLC of record in 20110630-0049981;

Thence with the northerly line of VEH, LLC, South 40 deg 28 min 03 sec West, 249.93 feet total, passing an iron rod at 24.81 feet;

Thence through the property conveyed to Future-Hill Investments, LLC of record in Instrument 20150331-0027893 for the following calls: North 49 deg 31 min 51 sec West, 453.87, South 40 deg 30 min 33 sec West, 606.31 feet to the easterly right-of-way line of Nashville and Western Railroad, 100 feet in width;

Thence with the easterly right-of-way line of Nashville and Western Railroad, North 45 deg 00 min 25 sec West, 49.40 feet;

Thence continuing along the easterly right-of-way line of Nashville and Western Railroad, North 45 deg 00 min 25 sec West, 390.00 feet to a corner common with the property conveyed to Wildflower Partners, LLC of record in Instrument Number 20190506-0042276;

Thence with the southerly line of Wildflower Partners, North 54 deg 46 min 35 sec East, 848.06 feet to the point of beginning; containing 395,114 square feet or 9.071 acres more or less.

Being the same property conveyed to CARNEY REALTY COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from FUTURE-HILL INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated December 27, 2018, of record in Instrument No. 20190108-0001812, said Register's Office; and Being the same property conveyed to CARNEY REALTY COMPANY, LLC, a Tennessee limited liability company by deed from FUTURE-HILL INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, by ~~Quitclaim~~ Special Warranty Deed of record as Instrument No. 202011130134423, dated November 12, 2020, said Register's Office.

THE PURPOSE OF THIS DEED IS TO COMBINE AND CONSOLIDATE EIGHT CONTIGUOUS PARCELS OF LAND.

Said property is conveyed subject to all such easements, limitations, restrictions, and encumbrances as may affect said parcels, as so combined.

Witness my hand this 12th day of November 2020 the bargaining party, having caused its name to be signed hereto on said day and date.

Carney Realty Company, LLC, a Tennessee limited liability company

By: _____
Lance D. Carney
Its: Manager

STATE OF TENNESSEE)
:)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lance D. Carney**, 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 **Manager** of **Carney Realty Company, LLC, a Tennessee limited liability company**, the within named bargainor and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as its Manager.

Witness my hand and seal, at office this 12th day of November 2020.

Notary Public

My commission expires: MAR. 8, 2021

STATE OF TENNESSEE)
:)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 12th day of November 2020.

Notary Public

My Commission Expires: MAR. 8, 2021

EXHIBIT A

[*Property Legal Description – 1499 County Hospital Road*]

Being a parcel of land located in the 13th District of Davidson County Tennessee and being a portion of the property as recorded in Instrument Number 20150331-0027893 in the Registers Office of Davidson County, Tennessee and being more particularly described as follows:

Commencing from the Southeast corner of the aforementioned parent tract at an old iron rod defining the North Right-of-Way of Cheatham County Rail Authority Railroad;

Thence, North 44 DEGREES 59 MINUTES 46 SECONDS West, 565.37 feet to the True Point of Beginning, said point being a new iron rod;

Thence, continuing with said Right-of-Way, North 44 DEGREES 59 MINUTES 46 SECONDS West, 390.00 feet to an old disturbed iron rod;

Thence, North 54 DEGREES 47 MINUTES 14 SECONDS East, 848.06 feet to an old concrete monument;
Thence, South 49 DEGREES 30 MINUTES 46 SECONDS East, 179.78 feet to a new iron rod;

Thence, with a new severance line, South 40 DEGREES 31 MINUTES 06 SECONDS West, 852.50 feet to the True Point of Beginning having an area of 239,598 square feet or 5.50 Acres more or less.

Being the same property conveyed to CARNEY REALTY COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from FUTURE-HILL INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated December 27, 2018, of record in Instrument No. 20190108-0001812, said Register's Office.

TOGETHER WITH the easement rights contained in the Access and Utility Easement Agreement, of record in Instrument No. 20190108-0001813, Register's Office for said County.

- End of Exhibit -

EXHIBIT B

[*Property Legal Description – Future- Hill Tract 2*]

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Commencing at an existing concrete monument on the southerly line of the property conveyed to Wildflower Partners, LLC (Tract 1) of record in Instrument Number 20190506-0042276 at a corner common with the property conveyed to The Metro Government of Nashville and Davidson County, Tennessee;

Thence with the westerly line of said Metro Government, South 49 deg 30 min 17 sec East, 179.81 feet to an existing iron rod at a corner common with the property conveyed to Carney Realty Company, LLC of record in Instrument Number 20190108-0001812, said iron rod being the true point of beginning for this tract;

Thence continuing with the westerly line of Metro Government, South 49 deg 31 min 12 sec East, 502.94 feet to a corner common with the property conveyed to VEH, LLC of record in 20110630-0049981;

Thence with the northerly line of VEH, LLC, South 40 deg 28 min 03 sec West, 249.93 feet total, passing an iron rod at 24.81 feet;

Thence through the property conveyed to Future-Hill Investments, LLC of record in Instrument 20150331-0027893 for the following calls: North 49 deg 31 min 51 sec West, 453.87, South 40 deg 30 min 33 sec West, 606.31 feet to the easterly right-of-way line of Nashville and Western Railroad, 100 feet in width;

Thence with the easterly right-of-way line of Nashville and Western Railroad, North 45 deg 00 min 25 sec West, 49.40 feet to a corner common with the property conveyed to Carney Realty Company, LLC of record in Instrument Number 20190108-0001812;

Thence with the southerly line of Carney Realty Company, North 40 deg 30 min 33 sec East, 852.44 feet to the point of beginning; containing 155,511 square feet or 3.570 acres more or less.

TOGETHER WITH easement rights as set forth in the Declaration of Easements of record in Instrument No. 20030822-0122410, said Register's Office.

TOGETHER WITH easement rights as set forth in the Access and Utility Easement Agreement of record in Instrument No. 20190108-0001813, said Register's Office.

Being the same property conveyed to CARNEY REALTY COMPANY, LLC, a Tennessee limited liability company by deed from FUTURE-HILL INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, by Quitclaim Deed of record as Instrument No. ___202011130134423_____, dated November ____, 2020, said Register's Office.

- End of Exhibit -

True Copy Certification

I, Valerie Matlock, 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.

Valerie Matlock

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Valerie Matlock, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brandy Gomaz

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

