(1) Lot 36

Karen Johnson Davidson County
Batch# 520631 DEEDQC
11/24/2020 10:11:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201124-0137705

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF NOVEMBER, 2020.

NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07 2024

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #22718WWWWWWWW

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Suite 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	188-008 (part of)

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, McGowan Family Limited Partnership, a Tennessee Partnership ("Grantor"), by these presents, quitclaims, grants and convey unto Regent Homes, LLC, a Tennessee Limited Liability Company ("Grantee"), its successors and/or assigns, all its right, title and interest, in and to the following tracts of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

FOR INFORMATION PURPOSES ONLY
Property Address: Phase 7, Section 2, Carothers Crossing, Nolensville, Davidson County, TN 37135.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 10th day of November, 2020.

McGowan Family Limited Partnership,
a Tennessee Limited Partnership

By: McGowan Investments, Inc., a
Tennessee Corporation,
its General Partner

By: _____
David C. McGowan, Jr., President

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, David C. McGowan, Jr., 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 President of McGowan Investments, Inc., which entity is a General Partner of McGowan Family Limited Partnership, a Tennessee limited partnership, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as General Partner in his capacity as President of McGowan Investments, Inc.

Witness my hand, at office, on November 10, 2020.

NOTARY PUBLIC

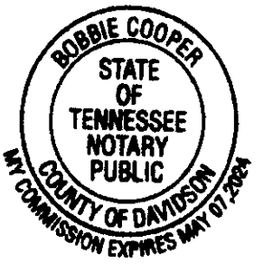


EXHIBIT "A"

Property Description
Carothers Crossing
Phase 7, Section 1

Prepared by: Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

Being a 5.689 more or less Acre tract of land lying in the 33rd Council District of Davidson County, Tennessee, and being a portion of the property conveyed to McGowan Family Limited Partnership as evidenced by deed of record In Instrument Number 20171002-0100692, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey and site plan by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. No. 1660, dated May 1, 2020, as follows:

Beginning at a ½" rebar set on the southerly margin of Goswell Drive (55' Right-of-Way) at its easterly terminus, said point also being the most northeasterly corner of Lot 322 on the plan of Carothers Crossing, Phase 7, Section 1A, of record in Instrument No. 20200910-0103215, Register's Office Davidson County, Tennessee;
Thence crossing the easterly terminus of Goswell Drive, North 21 Degrees 04 Minutes 42 Seconds East a distance of 55.08 feet to a point;
Thence with a new line, severing said McGowan Family L.P. Property, the following eight calls: With a curve to the left having a radius of 322.50 feet through a central angle of 22 Degrees 34 Minutes 16 Seconds, an arc length of 127.05 feet, a chord bearing and distance of South 83 Degrees 27 Minutes 16 Seconds East, 126.23 feet to a point;
Thence North 85 Degrees 15 Minutes 36 Seconds East a distance of 192.48 feet to a point;
Thence South 04 Degrees 44 Minutes 24 Seconds East a distance of 55.00 feet to a point; Thence North 85 Degrees 15 Minutes 36 Seconds East a distance of 14.26 feet to a point; Thence South 04 Degrees 44 Minutes 24 Seconds East a distance of 278.13 feet to a point; Thence South 85 Degrees 27 Minutes 56 Seconds East a distance of 254. 91 feet to a point; Thence South 41 Degrees 30 Minutes 31 Seconds West a distance of 301. 19 feet to a point; Thence South 83 Degrees 40 Minutes 49 Seconds West a distance of 188.17 feet to a point, said point being the most northeasterly corner of Common Area "C" on the plan of Carothers Crossing, Phase 2, Section 2, of record in Instrument No. 20070807-0093935, Register's Office Davidson County, Tennessee;
Thence with the northerly line of said Common Area "C", South 72 Degrees 04 Minutes 31 Seconds West a distance of 125.00 feet to a ½" rebar found;
Thence leaving the northerly line of said Common Area "C", and with the easterly line of Open Space 7-A on the afore-said plan of Carothers Crossing, Phase 7, Section 1A, North 12 Degrees 42 Minutes 17 Seconds East a distance of 190.22 feet to a point;
Thence continuing North 68 Degrees 55 Minutes 18 Seconds West a distance of 310.69 feet to a point;
Thence continuing North 21 Degrees 04 Minutes 42 Seconds East, passing a ½" rebar set at the southeasterly corner of Lot 312 on said plan of Carothers Crossing, Phase 7, Section 1-A at 30.00 feet, a total distance of 137 .07 feet to a ½" rebar set;
Thence with the southerly margin of Stoneleigh Lane (22' Public Alley), South 68 Degrees 55 Minutes 18 Seconds East a distance of 10.00 feet to a point;
Thence crossing Stoneleigh Lane at its easterly terminus, North 21 Degrees 04 Minutes 42 Seconds East a distance of 22.00 feet to a ½" rebar set at the most southeasterly corner of Lot 321 on said plan of Carothers Crossing, Phase 7, Section 1A;
Thence with the easterly line of said Lot 321, North 21 Degrees 04 Minutes 42 Seconds East a distance of 150.74 feet to the Point of Beginning, containing 247,805 Square feet or 5.689 Acres, more or less.

Being a portion of the same property conveyed to McGowan Family Limited Partnership, a Tennessee Limited Partnership, by Deed from WM SUB CC PDL, a Tennessee Limited Liability Company of record in Instrument No. 20171002-0100692, in the Register's Office for Davidson County, Tennessee.