Karen Johnson Davidson County
Batch# 528115 DEEDQC
12/09/2020 11:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201209-0143645

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland St
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the express purpose of combining tax parcels 1 - 6 below, **Regal Homes Co., a Tennessee Corporation**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Regal Homes Co., a Tennessee Corporation**, hereinafter called the Grantee, her successors and assigns. A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

Land located in the 20th Council District of Nashville, Davidson county, Tennessee said land being part of Lots 1202 and 1204, Block 44, Plan No. 2 of West Nashville and a portion of the closed right of way (easements retained) of 53rd Avenue North closed by ordinance No. 71-1391 described according to a survey dated 4-27-11 by Campbell, Mcrae and Associates, surveying, inc.(John Hood TN. R.L.S No.1838) as follows:

Beginning at an iron rod (new) on The Southerly Margin of Centennial Boulevard (60 foot wide R.O.W) in the line between lots 1206 and 1204, block 44, plan no. 2 of west Nashville (Book 57, page 172 R.O.D.C., Tn) said rod being the northeast corner of the Jerry w. Blair land (Book 6042, page 145 R.O.D.C., Tn) and being located South 53 degree 24 minutes 02 seconds East 21.16 feet from the intersection of said Centennial Boulevard and California Avenue, thence with said southerly margin South 53 degree 24 minutes 02 seconds E, passing the original westerly margin of 53rd Avenue North closed by ordinance 71-1391 (Easements Retained) for a Total Distance of 134.81 feet to an iron rod (new) at the northwesterly end of a r.o.w. return curve for alley No.1210; thence with said curve to the right that has a radius of 20 feet a chord bearing and distance of South 08 degree 24 minutes 02 seconds east 28.28 feet for an arc length of 31.42 feet to an iron rod (new) in the westerly margin of said alley No.1210; thence continuing with said alley margin with a curve to the right that has a radius of 60.00 feet a chord bearing and distance of South 62 degree 13 minutes 39 seconds East 51.90 feet for an arc length of 53.75 feet to an iron rod (new) on the original westerly margin of said closed r.o.w. of 53rd Avenue North at the southeast corner of lot 1202, Block 44 of said West Nashville Plan; thence continuing with the northerly margin of said alley R.O.W. South 87 degree 51 minutes 19 seconds West 60.00 feet to an iron rod (new) at the common rear corner of said lots 1204 and 1206 at said Blair's southeast corner; thence with said Blair and the line between said lots 1204 and 1206 North 02 degree 08 minutes 41seconds west136.76 feet to the point of beginning the described tract of land containing 9822.81 square feet or 0.23 acres more or less.

Being the same property conveyed to Regal Homes Co., a Tennessee Corporation, by Warranty Deed from Nations Investors 2014, LLC, of record in Instrument No. 20200903-0100408 in the Register's Office for Davidson County, Tennessee.

Being also known as 5215 Centennial Avenue Nashville, Tennessee 37209. (Map/Parcel: 091-03-0-013.00)

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 1208 and all of Lot 1206, except that part in Centennial Boulevard, of Block 44, Plan of No. 2, West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of California Avenue, at the corner of Lots Nos. 1208 and 1210; thence with the southerly margin of said Avenue, easterly 35.6 feet to the southwesterly margin of Centennial Boulevard; thence with the margin of said Boulevard, southeasterly 15 feet to the line between Lots 1204 and 1206; thence with said line, southerly 140 feet to the northerly margin of an alley; thence with said alley, westerly 50 feet to the corner of Lots Nos. 1208 and 1210; thence northerly with the line between said two lots, 150 feet to the beginning.

Being the same property conveyed to Regal Homes Co., a Tennessee Corporation, by Warranty Deed from Jerry W. Blair, and wife, Joy S. Blair, of record in Instrument No. 20200828-0097568 in the Register's Office for Davidson County, Tennessee.

Being also known as 5301 California Avenue Nashville, Tennessee 37209. (Map/Parcel:091-03-0-012.00)

TRACT III:

Land in Davidson County, Tennessee, being Lots Nos. 1210 and 1212 of Block 44 on the Plan of No. 2, West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee.

Said Lots 1210 and 1212 front together 50 feet on the southerly margin of California Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Regal Homes Co., a Tennessee Corporation, by Warranty Deed from Jerry W. Blair, and wife, Joy S. Blair, of record in Instrument No. 20200828-0097568 in the Register's Office for Davidson County, Tennessee.

Being also known as 5305 California Avenue Nashville, Tennessee 37209. (Map/Parcel: 091-03-0-011.00)

TRACT IV:

Land in Davidson County, Tennessee, being Lot Nos. 1214 and 1216, Block 44 on the Plan of Plan No. 2 West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Regal Homes Co., a Tennessee Corporation, by Warranty Deed from Guardian Electric Corporation of record in Instrument No. 20200901-0099211 in the Register's Office for Davidson County, Tennessee.

Being also known as 5307 California Avenue Nashville, Tennessee 37209. (Map/Parcel 091-03-0-010.00)

TRACT V:

Land in Davidson County, Tennessee, being Lot Nos. 1218 and 1220, Block 44 on the Plan of Plan No. 2 West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Nos. 1218 and 1220 front together 50 feet on the southerly margin of California Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Regal Homes Co., a Tennessee Corporation, by Warranty Deed from Guardian Electric Corporation of record in Instrument No. 20200901-0099211 in the Register's Office for Davidson County, Tennessee.

Being also known as 5309 California Avenue Nashville, Tennessee 37209. (Map/Parcel 091-03-0-009.00)

TRACT VI:

Land in Davidson County, Tennessee, being Lot Nos. 1222 and 1224, Block 44 on the Plan of Plan No. 2 West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Nos. 1222 and 1224 front together 60 feet on the southerly margin of California Avenue and extend back between parallel lines with the easterly margin of 54th Avenue north, formerly 13th Street 150 feet to an alley.

Being the same property conveyed to Regal Homes Co., a Tennessee Corporation, by Warranty Deed from Guardian Electric Corporation of record in Instrument No. 20200901-0099211 in the Register's Office for Davidson County, Tennessee.

Being also known as 5311 California Avenue Nashville, Tennessee 37209. (Map/Parcel 091-03-0-008.00)

IN WITNESS WHEREOF, we have hereunto set out hands on this 23rd day of November, 2020.

REGAL HOMES CO.

Steve Reigle, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Steve Reigle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in his capacity as Vice President of Regal Homes Co. for the purposes therein contained.

Witness my hand and seal this 23rd day of November, 2020.

Notary Public

My Commission Expires:

_____

JOSHUA L HUNTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2022

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Regal Homes Co. 290 Ed Harris Rd Ashland City, TN 37015	New owner	Davidson County 091-03-0-013.00; 091-03-0-012.00; 091-03-0-011.00; 091-03-0-010.00; 091-03-0-009.00; 091-03-0-008.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 23rd day of November, 2020.

Notary Public

My Commission Expires:

_____

JOSHUA L HUNTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2022

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024