Box 361

QUITCLAIM DEED

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

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF JANUARY, 2021.

NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 557593 DEEDQC
01/20/2021 02:16:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210120-0008724

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34151.PFD

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Burkitt Ridge Apartments, LLC 6901 Lenox Village Drive, Ste. 107 Nashville, TN 37201	SAME ADDRESS AS NEW OWNER	187-00-0 212.00 (PART OF)

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Regent Homes, LLC, a Tennessee limited liability company **("Grantor")**, by these presents, quitclaims, grants and conveys unto Burkitt Ridge Apartments, LLC, a Tennessee limited liability company **("Grantee")**, its successors and or assigns, all its right, title and interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

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

Property Description
Tract "A" Burkitt Ridge
Phase 1
Portion of Lot 1
Burkitt Ridge, Phase One, District One

BEING a 3.494 tract of land located in the 31st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to Regent Homes, LLC as evidenced by deed of record in Instrument No. 20190322-0026352, Register's Office Davidson County, Tennessee, and being a portion of Lot 1 on the plan of Phase 1, District 1, Burkitt Ridge, of record in Instrument No. 20201006-0115867, Register's Office Davidson County, Tennessee, and being further identified as Tract "A" as referenced in the First Supplement to the Declaration of Charter for Burkitt Ridge, of record in Instrument No. 20201120-0137028, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated January 11, 2021, as follows:

Beginning at a point on the northerly margin of Burkitt Road (Right-of-Way width varies), said point being at the easterly end of a return curve at the intersection of the northerly margin of Burkitt Road and the easterly margin of Ben Hill Drive, as depicted on the above-referenced plan of Burkitt Ridge, Phase One;
Thence leaving said margin Burkitt Road, and with a return curve to the right having a radius of 25.00 feet through a central angle of 91 Degrees 26 Minutes 59 Seconds, an arc length of 39.90 feet, a chord bearing and distance of North 69 Degrees 54 Minutes 33 Seconds West a distance of 35.80 feet to a point; Thence with the easterly margin of Ben Hill Drive, North 24 Degrees 11 Minutes 04 Seconds West a distance of 48.74 feet to a point;
Thence North 25 Degrees 54 Minutes 34 Seconds West a distance of 83.04 feet to a point;
Thence North 24 Degrees 11 Minutes 04 Seconds West a distance of 159.09 feet to a point;
Thence with a return curve to the right having a radius of 25.00 feet through a central angle of 93 Degrees 57 Minutes 56 Seconds, an arc length of 41.00 feet, a chord bearing and distance of North 22 Degrees 47 Minutes 54 Seconds East, 36.56 feet to a point on the southerly margin of Tasker Drive;
Thence with said margin of Tasker Drive, North 69 Degrees 46 Minutes 52 Seconds East a distance of 537.70 feet to a point;
Thence with a new line, severing said Lot 1, the following five calls:
Thence South 20 Degrees 13 Minutes 08 Seconds East a distance of 16.34 feet to a point;
Thence South 24 Degrees 08 Minutes 39 Seconds East a distance of 91.30 feet to a point;
Thence South 16 Degrees 25 Minutes 33 Seconds East a distance of 94.02 feet to a point;
Thence South 69 Degrees 46 Minutes 52 Seconds West a distance of 231.46 feet to a point;
Thence South 07 Degrees 19 Minutes 05 Seconds East a distance of 142.25 feet to a point on the northerly margin of Burkitt Road;
Thence with said margin of Burkitt Road, and with a curve to the left having a radius of 843.29 feet through a central angle of 13 Degrees 35 Minutes 14 Seconds, an arc length of 199.98 feet, a chord bearing and distance of South 71 Degrees 09 Minutes 34 Seconds West, 199.51 feet to a point;
Thence South 64 Degrees 21 Minutes 57 Seconds West a distance of 50.31 feet to the Point of Beginning, containing 152,212 Square Feet or 3.494 Acres, more or less.

BEING a portion of the property conveyed to Regent Homes, LLC, as evidenced by deed of record at Instrument No. 20190322-0026352, Register's Office Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY
Property Address: 3.494 acs. Ph, 1, Burkitt Ridge Apartments, Nashville, TN

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 20th day of January, 2021.

REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

By: _____
David C. McGowan, Jr., Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Chief Manager of Regent Homes, LLC, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand, at office, on January 20, 2021.

_____
NOTARY PUBLIC

My Commission Expires: _____

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