Karen Johnson Davidson County
Batch# 589050 DEEDQC
03/11/2021 08:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210311-0031906

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 2021

Notary Public

MY COMMISSION EXPIRES: 07/03/2023
(AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

O-VND-18-527-qcd

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vastland Northcrest Development LLC	New Owner	
(NAME)	(NAME)	160-00-0-106.00 160-00-0-108.00 171-00-0-168.00
1720 West End Avenue,Suite 600		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VASTLAND NORTHCREST DEVELOPMENT, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VASTLAND NORTHCREST DEVELOPMENT LLC** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

TRACT 1:
Land in the & Civil District of Davidson County, Tennessee, being Tract No. 7, on an unrecorded plat showing the boundary survey of certain tracts of the Fox Property, made by E. L. Miller, Jr., and Co., dated July 1, 1965, and described as follows: Beginning at a point in the center line of Old Hickory Boulevard, which said point is 2,217 feet, more or less, Southwesterly from the center of the intersection of Edmondson Pike and said Old Hickory Boulevard; thence South 3 degrees. 20 minutes West along an old established fence, 1,512 feet to a point; thence North 87 degrees. 15 minutes West 149 feet to a point; thence North 2 degrees. 30 minutes East 1,399 feet to a point in the center line of Old Hickory Boulevard; thence North 59 degrees. 45 minutes East along the center line of Old Hickory Boulevard, 206 feet to the point of beginning and containing 5.2 acres, more or less.

TRACT 2:
Land in Davidson County, Tennessee, described according to a survey and plat by E. L. Miller, Jr. And Co., dated Feb. 6, 1973, as follows: BEGINNING at a point located in the center of Old Hickory Boulevard, said point of beginning being located Southwesterly along the center of Old Hickory Boulevard 2423 feet, more or less from the intersection of the center line of Edmonds Pike and Old Hickory Boulevard, said point of beginning being the Northeast corner of the herein described tract "D" and the Northwest corner of the Thoni property, running as follows: South 2 degrees. 30 minutes West along the West margin of the Thoni Property and the East margin of the herein described Tract "D" 1159.0 feet to an iron pin; thence, North 86 degrees. 47 minutes West for a distance of 104.0 feet to a point; thence, North 2 degrees. 20 minutes East along the West margin of the herein described Tract "D" 1087.0 feet to a point located in the center of Old Hickory Boulevard, North 59 degrees. 45 minutes East along the center of Old Hickory Boulevard, 128.1 feet to the point of beginning, containing 2.7 acres, more or less.

TRACT 3:
Being a 17,579 square foot or 0.404 more or less acre tract of land lying in the 32s Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to F. Don Montgomery et ux as of record in Deed Book 5411, page 408, Register's Office for Davidson County, Tennessee, and being a portion of Tract "E" on the plan of "Montgomery-Aiken Property", the plan for which is of record in Book 4660, page 32, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point, said point being the most Southeasterly corner of the aforesaid Montgomery property and in the Northerly line of the James Edward Brown property of record in Book 5676, page 384, Register's Office for Davidson County, Tennessee; thence with the common line of said Montgomery and Brown Properties, North 84 degrees 11 minutes 00. seconds West a distance of 66:0.0 feet to a point; thence leaving said Brown's Northerly line and severing said Montgomery property, North132 degrees 09 minutes 51 seconds East a distance of

241.14 feet to a point in the southerly line of the Harold. Thoni et ux property of record in Book 4707, page 691, Register's Office for Davidson County, Tennessee; thence with the Southerly line of said Thoni property, South 83 degrees 43 minutes 00 seconds East a distance of 80.32 feet to a point, said point being the most Southeasterly corner of the aforesaid Thoni property and the most Northeasterly corner of the tract herein-described; thence with the Westerly line of the Harold Thoni et ux property of record in Book 4352, page 418, Register's Office for Davidson County, Tennessee, South 05 degrees 34 minutes 00 seconds West a distance of 240.00 feet to the point of beginning, containing 17,579 square feet or 0.404 acres, more or less.

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Being the same property conveyed to Vastland Northcrest Development, LLC, a Tennessee limited liability company by deed from Pamela Himebaugh, married of record in Instrument NO. 20210127-0012098, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT IS RECORDED TO OBTAIN A SINGLE MAP AND PARCEL.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **unimproved** property known as: **527 Old Hickory Boulevard, Brentwood, Tennessee 37027**.

Witness my/our hand(s) this the 9th day of March, 2021.

Vastland Northcrest Development, LLC

Mack H. McClung, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MACK H. MCCLUNG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of VASTLAND NORTHCREST DEVELOPMENT LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of March 2021.

Notary Public
My Commission Expires: 1/3/2023
(SEAL)

LINDA CLEVELAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, John Gleaves, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY