Karen Johnson Davidson County
Batch# 597589 DEEDQC
03/22/2021 02:16:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210322-0037703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Yvonne Hall
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF March, 2021.

Brandy Gomaz
NOTARY PUBLIC

My Commission Expires: 7-5-21

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Nicholas Spivey, Esq., 201 N. Elm Street, Suite 201, Greensboro, NC 27401

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Cane Ridge Apartments, LLC P.O. Box 9846 Greensboro, NC 27429	Same address as Owner.	Map 174, Parcel 41.00 Map 174, Parcel 78.00

QUITCLAIM DEED

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cane Ridge Apartments, LLC** by these presents does remise, release and QUITCLAIM unto **Cane Ridge Apartments, LLC** all of its right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

- 0 Cane Ridge Road (Map 174, Parcel 78.00), Nashville, Davidson County, Tennessee; and
- 0 Old Franklin Road (Map 174, Parcel 41.00), Nashville, Davidson County, Tennessee.

This unimproved property is known as 0 Cane Ridge Road and 0 Old Franklin Road, Nashville, Davidson County, Tennessee. Both parcels being acquired by **Cane Ridge Apartments, LLC** via Special Warranty Deed dated April 18, 2019, of record in Instrument Number 20190418-0036031, R.O.D.C.,TN.

WHEREAS, Owner wishes to combine the above-mentioned properties into a single tract of land which is described by one common boundary line for the purpose of complying with applicable ordinances of Metropolitan Government of Nashville-Davidson County; and,

WHEREAS, this is a limited special purpose instrument for the purposes specified above and does not change or modify in any manner the ownership interest in the above-referenced property; and

WHEREAS, upon execution and recordation of this Instrument of Combination, the above-referenced properties are hereby combined and shall hereafter be described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

IN WITNESS WHEREOF, the maker(s) have hereunto set his hand and seal, the day and year first above written.

CANE RIDGE APARTMENTS, LLC

By: Roy E. Carroll, II
Its: Manager

NORTH CAROLINA
GUILFORD COUNTY

I, the undersigned, a Notary Public of county and state aforesaid do hereby certify that Roy E. Carroll, II, personally appeared before me this day and acknowledged the execution of the foregoing Instrument of Combination in his capacity as Manager of Cane Ridge Apartments, LLC.

WITNESS my hand and notarial seal-stamp, this the 10th day of March, 2021.

My Commission Expires:
June 13, 2024

Notary Public

Nicholas Adam Spivey
Printed Name

(SEAL)

NICHOLAS ADAM SPIVEY
NOTARY PUBLIC, NORTH CAROLINA
GUILFORD COUNTY
MY COMMISSION EXPIRES
JUNE 13, 2024

EXHIBIT "A"

All of that certain tract or parcel of land lying and being situated in the City of Nashville, Davidson County, Tennessee, being more particularly described as follows:

Certain land situated in the 33rd Council District of Davidson County, Antioch, Tennessee, a combination of existing parcels 41 and 78 on Tax Map 174, being more particularly described according to a ALTA/NSPS Land Title Survey conducted by Dale and Associates in April of 2019 (Project No. 18044):

Commencing at the approximate centerline intersection of Interstate 24 and Old Franklin Road, thence South 17 degrees, 17 minutes, 37 seconds East, a distance of 358 feet to a capped iron rod set along the intersection of the southerly margin of Interstate 24 and easterly margin of Old Franklin Road, said rod being the point of beginning for the herein described land;

Thence with said margin for the following 5 calls-South 41 degrees, 49 minutes, 40 seconds East, a distance of 1,215.00 feet to a concrete highway monument found;

thence South 48 degrees, 10 minutes, 20 seconds West, a distance of 25.00 feet to a point;

thence South 41 degrees, 49 minutes, 40 seconds East, a distance of 2,678.21 feet to a concrete highway monument found;

thence North 05 degrees, 35 minutes, 44 seconds East, a distance of 33.95 feet to a point;

thence South 41 degrees, 40 minutes, 46 seconds East, a distance of 5.00 feet to a point, said point also being the northernmost corner of land conveyed to Freeman Florida Venture, Ltd., of record in Instrument Number 20150807-0079092, R.O.D.C.,TN;

thence leaving said Interstate margin and along the line of Freeman Florida Venture, South 05 degrees, 12 minutes, 10 seconds West, a distance of 211.88 feet to 5/8 inch leaning iron rod found, said rod being along the northerly line of land conveyed to I-24 Limited, of record in Deed Book 4614, Page 602, R.O.D.C.,TN;

Thence along the line of I-24 Limited for the following 2 calls-North 82 degrees, 36 minutes, 50 seconds West, a distance of 949.55 feet to a 5/8 inch iron rod found;

thence North 82 degrees, 56 minutes, 16 seconds West, a distance of 218.53 feet to a 5/8 inch iron rod found, said rod being the northeastern corner of land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Deed Book 5083, Page 392, R.O.D.C.,TN;

thence along the line of the Metropolitan Government, North 82 degrees, 59 minutes, 13 seconds West, a distance of 889.74 feet to a 5/8 inch iron rod found, said rod being the southeasterly

corner of the Final Plat of the Grove at Cane Ridge Phase Three, of record in Instrument Number 20131016-0108127, R.O.D.C.,TN;

With the Easterly and Northerly Lines of The Grove at Cane Ridge, Phase Three, for the next ten (10) calls;

thence North 07 degrees, 32 minutes, 32 seconds East, a distance of 230.79 feet to a 16 inch stump;

thence North 01 degrees, 37 minutes, 38 seconds East, a distance of 167.30 feet to a capped iron rod found as set by TN RLS 1672;

thence along the Plat line, North 08 degrees, 08 minutes, 10 seconds East, a distance of 215.09 feet to a capped iron rod found as set by TN RLS 1672;

thence North 07 degrees, 10 minutes, 54 seconds East, a distance of 335.78 feet to a 24inch Ash tree;

thence North 04 degrees, 55 minutes, 35 seconds East, a distance of 110.06 feet to a capped iron rod set near a disturbed iron rod;

thence South 79 degrees, 39 minutes, 02 seconds West, a distance of 101.47 feet to a ½ inch iron rod found leaning;

thence North 87 degrees, 46 minutes, 01 seconds West, a distance of 66.76 feet to a 5/8 inch iron rod found in a tree;

thence North 84 degrees, 31 minutes, 38 seconds West, a distance of 267.38 feet to a 5/8 inch iron rod found;

thence North 85 degrees, 37 minutes, 03 seconds West, a distance of 220.02 feet to a capped iron rod found as set by TN RLS 1672;

thence North 83 degrees, 57 minutes, 41 seconds West, a distance of 240.48 feet to a ½ inch iron rod found, said rod being along the easterly line of land conveyed to CRP/ECG Old Franklin MF, LLC, a Delaware limited liability company, of record in Instrument Number 20200904-0101468, R.O.D.C.,TN;

thence along said line, North 08 degrees, 42 minutes, 05 seconds East, a distance of 901.23 feet to a 1/2 inch leaning rod, said rod being the south easterly corner of land conveyed to Salahadeen Center of Nashville, Inc., a Tennessee Not For Profit Corporation, of record in Instrument Number 20091208-0112325, R.O.D.C.,TN;

thence along said line, North 07 degrees, 16 minutes, 22 seconds East, a distance of 65.70 feet to a point;

thence leaving said line, South 81 degrees, 46 minutes, 02 seconds East, along a rock wall and passing through a disturbed rod at a distance of 2.75 feet, being the southwesterly corner of land conveyed to Josh S. Taylor, of record in Instrument Number 20170522-0050714, R.O.D.C.,TN, for a total distance of 402.57 feet to a 5/8 inch capped rod found in said wall, said rod being the southeasterly corner of lands conveyed to the Old Antioch Historical Society by order, of record in Instrument Number 20110916-0072126, R.O.D.C.,TN;

thence along the line of the Old Antioch Historical Society southerly and easterly lines for the following 4 calls, North 06 degrees, 32 minutes, 07 seconds East, a distance of 283.90 feet to a 5/8 inch iron rod found;

thence North 81 degrees, 15 minutes, 11 seconds West, a distance of 350.08 feet to a ½ inch rod found near a utility pole;
thence North 07 degrees, 29 minutes, 36 seconds East, a distance of 310.04 feet to a ½ inch iron rod found;

thence North 37 degrees, 34 minutes, 37 seconds West, a distance of 68.20 feet to a capped iron rod set in a drive at the easterly margin of Old Franklin Road & Interstate 24;

thence along a portion of right of way, North 09 degrees, 00 minutes, 10 seconds East, a distance of 144.00 feet to the point of beginning, having an area of 3,280,080.1 square feet or 75.30 acres of land.

Information was taken from a ALTA/NSPS Land Title Survey by Dale and Associates, dated April 26, 2019, and legal description was written on February 25, 2021, by Steven C. Matthews, TN. R.L.S. #2352, Project #18044;

Also being the same property in Tract I & Tract 2, as conveyed to Cane Ridge Apartments, LLC, a North Carolina limited liability company, by Special Warranty deed, from Freeman Florida Venture, LTD, a Florida limited partnership, dated April 18, 2019, of record in Instrument Number 20190418-0036031, R.O.D.C.,TN;

The above description was prepared for the purpose of combining 0 Cane Ridge Road (Map 174, Parcel 78.00) and 0 Old Franklin Road (Map 174, Parcel 41.00), Nashville, Davidson County, Tennessee into a single parcel.

True Copy Certification

I, Brandy Gomaz, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Foster, a notary public for this county and state, Brandy Gomaz, 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)

