Box 36
D

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 19TH DAY OF MARCH, 2021.

NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 600752 DEEDQC
03/26/2021 11:03:15 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20210326-0040069

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #26731VVV

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	187-001 (part of)

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, McGowan Family Limited Partnership, a Tennessee Limited Partnership **("Grantor")**, by these presents, quitclaims, grants and conveys 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 tract of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

FOR INFORMATION PURPOSES ONLY
Property Address: Proposed Phase 5, Burkitt Ridge, Davidson County, 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 hereunto set their hand on this the 19th day of March, 2021.

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 March 19, 201.

NOTARY PUBLIC



EXHIBIT "A"

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

Property Description
Portion of McGowan Family Limited Partnership Property
Proposed Burkitt Ridge
Phase 5

BEING an 8.899 more or less acre tract or parcel of land located in the 31st 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 20171002-0100719, 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 Registered Land Surveyor No. 1660, dated September 15, 2017 and October 5, 2020, as follows:

BEGINNING at an iron pin set on the easterly margin of Westcott Lane (50' Right-of-Way), said point being the most northwesterly corner of Open Space "A" on the plan of Burkitt Ridge, Phase One, of record in Instrument No. 20201006-0115867, Register's Office Davidson County, Tennessee;
Thence with said margin of Westcott Lane, and with a curve to the left having a radius of 577.50 feet through a central angle of 05 Degrees 47 Minutes 44 Seconds, an arc length of 58.41 feet, a chord bearing and distance of North 21 Degrees 17 Minutes 12 Seconds West, 58.39 feet to a point;
Thence continuing North 24 Degrees 11 Minutes 04 Seconds West a distance of 57.15 feet to a point;
Thence with a return curve to the right having a radius of 25.00 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc length of 39.27 feet, a chord bearing and distance of North 20 Degrees 48 Minutes 56 Seconds West, 35.36 feet to a point; Thence North 27 Degrees 02 Minutes 48 Seconds West a distance of 50.06 feet to a point; Thence with a return curve to the right having a radius of 25.00 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc length of 39.27 feet, a chord bearing and distance of North 69 Degrees 11 Minutes 04 Seconds West, 35.36 feet to a point; Thence continuing with said right-of-way of Westcott Lane, North 24 Degrees 11 Minutes 04 Seconds West, passing the northerly terminus of Westcott Lane at 6.09 feet, thence continuing with a new line, severing said McGowan Family L.P. Property, a total distance of 26.42 feet to a point; Thence continuing with said new line, and with a curve to the right having a radius of 349.19 feet through a central angle of 29 Degrees 11 Minutes 33 Seconds, an arc length of 177.91 feet, a chord bearing and distance of North 09 Degrees 35 Minutes 17 Seconds West 176.00 feet to a point; Thence North 05 Degrees 00 Minutes 29 Seconds East a distance of 194.00 feet to a point; Thence with a return curve to the right having a radius of 25.00 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc length of 39.27 feet, a chord bearing and distance of North 50 Degrees 00 Minutes 29 Seconds East, 35.36 feet to a point; Thence North 05 Degrees 00 Minutes 29 Seconds East a distance of 50.00 feet to a point; Thence South 84 Degrees 59 Minutes 31 Seconds East a distance of 265.00 feet to a point;
Thence South 05 Degrees 00 Minutes 29 Seconds West a distance of 7.20 feet to a point; Thence South 84 Degrees 59 Minutes 352.00 feet to a point in the westerly line of the Carl D. Harper Property of record in Instrument No. 20150209-0011779, Register's Office Davidson County, Tennessee; Thence with Harper's westerly line, and the westerly line of the Lloyd A. Hackett Property of record in Instrument No. 20060214-0017754 Register's Office Davidson County, Tennessee, South 05 Degrees 00 Minutes 29 Seconds West a distance of 409.56 feet to an concrete monument at the most northwesterly corner of the James R. Banniza Property of record in Deed Book 7567, page 493, Register's Office Davidson County, Tennessee; Thence with the westerly line of said Banniza Property, South 05 Degrees 01 Minutes 46 Seconds West a distance of 233.94 feet to a point; Thence leaving Banniza's westerly line and with the northerly line of Open Space "A" on the afore-said plan of Burkitt Ridge, Phase One, North 84 Degrees 59 Minutes 31 Seconds West a distance of 479.97 feet to the Point of Beginning, containing 387,639 Square Feet or 8.899 Acres, more or less.

Being a portion of the same property conveyed to McGowan Family Limited Partnership, a Tennessee Limited Partnership by Deeds from Jeffrey P. Johnson, Lori J. Kelley, and Buford W. Carter, Clinton Wayne Carter and Lindsey Nicole Carter, as sole heirs-at-law of Stacy J. Carter, deceased, of record in Instrument Nos. 20171002-0100717 & 20171002-0100718, Register's Office for Davidson County, Tennessee.