Karen Johnson Davidson County
Batch# 692566 DEEDQC
08/06/2021 02:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210806-0106412

QUITCLAIM DEED

VND-QCD-NASHBORO BLVD. LOT 27

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 5th DAY OF August, 20 21.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

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)
Gallardia Properties, LLC, a Tennessee limited liability company	New Owner	
(NAME)	(NAME)	13500031700
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 NASHBORO DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GALLARDIA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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:

Please see the attached Exhibit A.

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: **Nashboro Blvd, Nashville, Tennessee 37217**.

Witness my/our hand(s) this the 3rd day of August, 2021.

Vastland Nashboro Development, LLC, a Tennessee limited liability company

Mack H. McClung, Chief Manager / 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 to be the Chief Manager / Sole Member of Vastland Nashboro Development, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Chief Manager / Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of August, 2021.

Notary Public

My Commission Expires: 7/9/22

BOBBI J NALLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:

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

EXHIBIT A

PROPERTY LOCATED IN THE 28TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE BEING PARCEL 317 ON METRO PROPERTY MAP NUMBER 135 AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO AN ALTA/ACSM AS-BUILT SURVEY PREPARED BY WAMBLE AND ASSOCIATES, P.L.L.C. DATED APRIL 17, 2002, REVISED APRIL 26, 2002, AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING AN IRON ROD (OLD) ON THE NORTHERLY RIGHT-OF-WAY LINE OF NASHBORO BOULEVARD AS OF RECORD IN PLAT BOOK 4460, PAGES 149-151, R.O.D.C., TN, SAID ROD ALSO BEING THE SOUTHEAST CORNER OF NASHBORO VILLAGE TRACT 4A, CENTER COURT APARTMENTS AS OF RECORD IN PLAT BOOK 4660, PAGE 125, R.O.D.C., TN; THENCE, FOLLOWING THE EASTERLY LINE OF SAID TRACT 4A NORTH 51 DEGREES 02 MINUTES 48 SECONDS WEST 203.31 FEET TO AN IRON ROD (OLD); THENCE; WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 49 DEGREES 36 MINUTES 14 SECONDS, A RADIUS OF 138.49 FEET, AN ARC LENGTH OF 119.90 FEET A CHORD BEARING AND DISTANCE OF NORTH 10 DEGREES 21 MINUTES 38 SECONDS EAST 116.19 FEET TO AN IRON ROD (OLD); THENCE, NORTH 12 DEGREES 20 MINUTES 49 SECONDS WEST 55.00 FEET TO AN IRON ROD (OLD); THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24 DEGREES 52 MINUTES 25 SECONDS, A RADIUS OF 138.72 FEET, AN ARC LENGTH OF 60.22 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 01 DEGREES 17 MINUTES 20 SECONDS EAST 59.75 FEET TO A P.K. NAIL IN PAVEMENT (NEW); THENCE, NORTH 47 DEGREES 27 MINUTES 12 SECONDS EAST 93.73 FEET TO AN IRON ROD (OLD); BEING ON THE WESTERLY LINE OF OPEN SPACE TRACT NUMBER ONE AS CONVEYED TO LINKSCORP TENNESSEE SIX, L.L.C. AS OF RECORD IN DEED BOOK 11599, PAGE 472, R.O.D.C, TN, ALSO BEING SHOWN ON THE REVISED FINAL PLAT FOR NASHBORO VILLAGE OPEN SPACE AND RECREATIONAL AREAS AS OF RECORD IN PLAT BOOK 4860, PAGE 73, R.O.D.C., TN; THENCE, FOLLOWING THE WESTERLY LINE OF SAID OPEN SPACE TRACT NUMBER ONE WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 35 MINUTES 35 SECONDS, A RADIUS OF 206.02 FEET, AN ARC LENGTH OF 20.11 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 46 DEGREES 03 MINUTES 50 SECONDS EAST 20.10 FEET TO AN IRON ROD (OLD); THENCE, SOUTH 47 DEGREES 44 MINUTES 00 SECONDS EAST 85.00 FEET TO AN IRON ROD (NEW); THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06 DEGREES 30 MINUTES 01 SECONDS, A RADIUS OF 863.49 FEET, AN ARC LENGTH OF 98.53 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 44 DEGREES 28 MINUTES 59 SECONDS EAST 98.48 FEET TO AN IRON ROD (OLD); THENCE. SOUTH 41 DEGREES 13 MINUTES 59 SECONDS EAST 119.21 FEET TO AN IRON ROD (OLD); THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36 DEGREES 08 MINUTES 09 SECONDS, A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 18.92 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 23 DEGREES 10 MINUTES 00 SECONDS EAST 18.61 FEET TO AN IRON ROD (NEW), SAID ROD BEING ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF NASHBORO BOULEVARD; THENCE, FOLLOWING SAID NORTHERLY RIGHT-OF-WAY LINE WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 01 MINUTES 06 SECONDS, A RADIUS OF 1594.84 FEET, AN ARC LENGTH OF 195.36 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 42 DEGREES 30 MINUTES 33 SECONDS WEST 195.23 FEET TO AN IRON ROD (NEW); THENCE, SOUTH 39 DEGREES 00 MINUTES 00 SECONDS WEST 34.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 74,112 SQUARE FEET OR 1.70 ACRES.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO VASTLAND NASHBORO DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED FROM WDN PROPERTIES, LTD. OF RECORD IN INSTRUMENT NUMBER 20020507-0056328, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, Brian Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 3, 2021 (date of document).

Brian Mitchell

Affiant Signature

Date August 5, 2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of August, 2021.

Dawn Martin

Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

