Karen Johnson Davidson County
Batch# 715638 DEEDQC
09/14/2021 02:22:43 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210914-0123325

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2021.

Notary Public
MY COMMISSION EXPIRES: 7-7-2025
(AFFIX SEAL)

CAROL A. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 7, 2025

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dry Creek, LLC	SAME AS NEW OWNER	033-00-0-297.00 033-00-0-042.00 033-00-0-291.00
(NAME) 506 Main Street, Ste. 300	(NAME)	
(ADDRESS) Gaithersburg, MD 20878	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Terry E. Wilkes and Fred Hix,** hereinafter called the Grantor(s), has quitclaimed **Dry Creek, LLC, a Maryland limited liability company**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART THEREOF.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

THIS QUITCLAIM DEED TO BEING RECORD TO CONVEY ANY INTEREST THE GRANTORS MAY HAVE IN THE SAID PROPERTY DUE TO A RECENT SURVEY BEING COMPLETED.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property known as Approximately 25.44 acres located on Dry Creek Road, Goodlettsville, TN 37072.

Witness our hands this 11th day of August, 2021.

Terry E. Wilkes

Fred Hix

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry E. Wilkes and Fred Hix, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of August, 2021.

Notary Public
My Commission Expires:

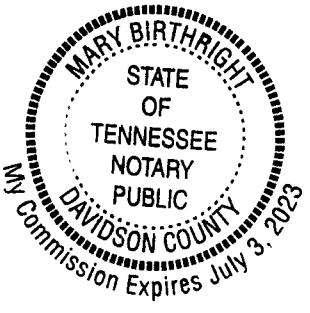


EXHIBIT A

(Legal Description)

TRACT 1: (Map 33, Parcels 42 and 297 DRY CREEK FARMS)

BEING A CERTAIN TRACT OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF GOODLETTSVILLE, TENNESSEE. SAID TRACT IS SHOWN AS PARCELS 42 AND 297 ON DAVIDSON COUNTY PROPERTY MAP NUMBER 33. SAID PARCELS ARE BOUNDED ON THE SOUTHEAST BY DICKERSON PIKE, THE NORTHEAST BY DRY CREEK ROAD AND THE WEST BY ROBERT CARTWRIGHT DRIVE, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DICKERSON PIKE / U.S. HWY 41 / U.S. HWY 31 W, STATE ROUTE 11, AS SHOWN ON T.D.O.T. RIGHT-OF-WAY PLANS, PROJECT NO. F-011-3(2), DATE: 1949, SHEET 15 & 16, AT THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DRY CREEK ROAD AS SHOWN ON THE PLAT ENTITLED, DRY CREEK FARMS, PHASE ONE, R.O.W. DEDICATION FOR DRY CREEK ROAD, OF RECORD AS PLAT INSTRUMENT NUMBER 20040421-0045029, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND BEING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID DRY CREEK ROAD WITH SAID DICKERSON PIKE, FOR THE NEXT FIVE CALLS:

1) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 04 DEGREES 55 MINUTES 37 SECONDS, A RADIUS OF 2825.00 FEET, AN ARC LENGTH OF 242.93 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 42 DEGREES 41 MINUTES 53 SECONDS WEST, 242.85 FEET TO A 5/8" IRON ROD (OLD), WITH NO CAP;

2) NORTH 45 DEGREES 23 MINUTES 31 SECONDS WEST, 40.00 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

3) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 09 DEGREES 57 MINUTES 50 SECONDS, A RADIUS OF 2785.00 FEET, AN ARC LENGTH OF 484.32 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 49 DEGREES 58 MINUTES 03 SECONDS WEST, 483.71 FEET TO A 1/2" IRON ROD (OLD), WITH NO CAP;

4) SOUTH 35 DEGREES 26 MINUTES 02 SECONDS EAST, 40.00 FEET TO A 1/2" IRON ROD (OLD), WITH NO CAP;

5) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 02 DEGREES 41 MINUTES 16 SECONDS, A RADIUS OF 2825.00 FEET, AN ARC LENGTH OF 132.52 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 55 DEGREES 59 MINUTES 12 SECONDS WEST, 132.51 FEET TO AN IRON ROD (OLD), WITH A CAP STAMPED, RLS 2415, AT THE SOUTHEASTERLY CORNER OF RDKP GENERAL PARTNERSHIP, OF RECORD AS DEED INSTRUMENT NUMBER 201911260122497, R.O.D.C.T., AND SHOWN AS LOT 1 ON THE PLAT ENTITLED, THE TERRY E. WILKES, FRED HIX, AND CHAD M. RAY PROPERTY, OF RECORD AS PLAT INSTRUMENT NUMBER 20180710070155, R.O.D.C.T.;

THENCE, LEAVING SAID DICKERSON PIKE, WITH SAID LOT 1, NORTH 32 DEGREES 43 MINUTES 58 SECONDS WEST, 213.87 FEET TO AN IRON ROD (OLD), WITH A CAP STAMPED, RLS 2415;

THENCE, CONTINUING WITH SAID LOT 1, SOUTH 58 DEGREES 17 MINUTES 36 SECONDS WEST, 402.52 FEET TO AN IRON ROD (OLD), WITH A CAP STAMPED, RLS 2415, IN THE EASTERLY RIGHT-OF-WAY LINE OF ROBERT CARTWRIGHT DRIVE, AS SHOWN ON THE PLAT ENTITLED, DRY CREEK FARMS, PHASE TWO, SECTION A, OF RECORD AS PLAT INSTRUMENT NUMBER 200710120121427, R.O.D.C.T.;

THENCE, LEAVING SAID LOT 1 WITH SAID ROBERT CARTWRIGHT DRIVE, FOR THE NEXT THREE CALLS:

1) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 24 DEGREES 06 MINUTES 58 SECONDS, A RADIUS OF 1268.00 FEET, AN ARC LENGTH OF 533.71 FEET, A CHORD BEARING AND DISTANCE OF NORTH 15 DEGREES 36 MINUTES 25 SECONDS WEST, 529.78 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

2) NORTH 03 DEGREES 32 MINUTES 56 SECONDS WEST, 408.52 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

3) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 87 DEGREES 19 MINUTES 51 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.11 FEET, A CHORD BEARING AND DISTANCE OF NORTH 40 DEGREES 06 MINUTES 59 SECONDS EAST, 34.52 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DRY CREEK ROAD;

THENCE, LEAVING SAID ROBERT CARTWRIGHT DRIVE WITH SAID DRY CREEK ROAD, FOR THE NEXT NINE CALLS:

1) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 11 DEGREES 41 MINUTES 02 SECONDS, A RADIUS OF 1199.00 FEET, AN ARC LENGTH OF 244.50 FEET, A CHORD BEARING AND DISTANCE OF NORTH 77 DEGREES 56 MINUTES 24 SECONDS EAST, 244.08 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

2) NORTH 72 DEGREES 05 MINUTES 53 SECONDS EAST, 479.68 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

3) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 74 DEGREES 11 MINUTES 47 SECONDS, A RADIUS OF 241.00 FEET, AN ARC LENGTH OF 312.09 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 70 DEGREES 48 MINUTES 14 SECONDS EAST, 290.73 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

4) SOUTH 33 DEGREES 42 MINUTES 20 SECONDS EAST, 97.41 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

5) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 10 DEGREES 47 MINUTES 32 SECONDS, A RADIUS OF 390.00 FEET, AN ARC LENGTH OF 73.46 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 28 DEGREES 18 MINUTES 34 SECONDS EAST, 73.35 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

6) SOUTH 22 DEGREES 54 MINUTES 48 SECONDS EAST, 71.97 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

7) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 28 DEGREES 53 MINUTES 23 SECONDS, A RADIUS OF 447.00 FEET, AN ARC LENGTH OF 225.39 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 21 MINUTES 30 SECONDS EAST, 223.01 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

8) SOUTH 51 DEGREES 48 MINUTES 11 SECONDS EAST, 36.10 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

9) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 92 DEGREES 14 MINUTES 43 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 40.25 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 05 DEGREES 40 MINUTES 50 SECONDS EAST, 36.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 979,713 SQUARE FEET OR 22.49 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY AS CONVEYED TO DRY CREEK, LLC, FROM TERRY E. WILKES AND FRED HIX BY WARRANTY DEED OF RECORD AS INSTRUMENT NUMBER 20210813-0109575, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II: (Map 33, Parcel 291 DRY CREEK FARMS)

BEING A CERTAIN TRACT OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF GOODLETTSVILLE, TENNESSEE. SAID TRACT IS SHOWN AS PARCEL 291 ON THE DAVIDSON COUNTY PROPERTY MAP NUMBER 33. SAID PARCEL IS BOUNDED ON THE SOUTHEAST BY DICKERSON PIKE AND THE SOUTHWEST BY DRY CREEK ROAD, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DICKERSON PIKE / U.S. HWY 41 / U.S. HWY 31 W, STATE ROUTE 11, AS SHOWN ON T.D.O.T. RIGHT-OF-WAY PLANS, PROJECT NO. F-011-3(2), DATE: 1949, SHEET 15 & 16, AT THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DRY CREEK ROAD AS SHOWN ON THE PLAT ENTITLED, DRY CREEK FARMS, PHASE ONE, R.O.W. DEDICATION FOR DRY CREEK ROAD, OF RECORD AS INSTRUMENT NUMBER 20040421-0045029, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID DICKERSON PIKE WITH SAID DRY CREEK ROAD, FOR THE NEXT FIVE CALLS:

1) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 90 DEGREES 41 MINUTES 24 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.57 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 82 DEGREES 51 MINUTES 06 SECONDS WEST, 35.57 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

2) NORTH 51 DEGREES 48 MINUTES 11 SECONDS WEST, 26.14 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

3) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 22 DEGREES 40 MINUTES 00 SECONDS, A RADIUS OF 347.00 FEET, AN ARC LENGTH OF 137.28 FEET, A CHORD BEARING AND DISTANCE OF NORTH 40 DEGREES 28 MINUTES 12 SECONDS WEST, 136.38 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

4) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 04 DEGREES 34 MINUTES 09 SECONDS, A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 79.75 FEET, A CHORD BEARING AND DISTANCE OF NORTH 31 DEGREES 25 MINUTES 16 SECONDS WEST, 79.72 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

5) NORTH 33 DEGREES 42 MINUTES 20 SECONDS WEST, 109.65 FEET TO AN IRON ROD (NEW), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, AT THE SOUTHWESTERLY CORNER OF AN OPEN SPACE AS SHOWN ON THE PLAT ENTITLED DRY CREEK FARMS, SECTION 2, OF RECORD AS INSTRUMENT NUMBER 20040421-0045040, R.O.D.C.T., WHICH IS OWNED BY IVY HILL AT DRY CREEK HOMEOWNERS ASSOCIATION, INC., OF RECORD AS DEED INSTRUMENT NUMBER 200411050133611, R.O.D.C.T.;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID OPEN SPACE, NORTH 56 DEGREES 17 MINUTES 40 SECONDS EAST, 346.08 FEET TO AN IRON ROD (OLD), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE CENTERLINE OF HIGHLAND HEIGHTS DRIVE AS SHOWN ON THE PLAT ENTITLED, SOLITUDE ACRES, PART TWO, SECTION ONE, OF RECORD IN PLAT BOOK 4175, PAGE 8, R.O.D.C.T., AND ADANDONED BY ORDINANCE NUMBER 03-629;

THENCE, WITH SAID CENTERLINE, WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 00 DEGREES 50 MINUTES 59 SECONDS, A RADIUS OF 1076.07 FEET, AN ARC LENGTH OF 15.96 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 60 DEGREES 25 MINUTES 53 SECONDS EAST, 15.96 FEET TO AN IRON ROD (OLD), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

THENCE, CONTINUING WITH SAID CENTERLINE, SOUTH 60 DEGREES 50 MINUTES 43 SECONDS EAST, 206.74 FEET TO AN IRON ROD (OLD), WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DICKERSON PIKE;

THENCE, WITH SAID RIGHT-OF-WAY, WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 08 DEGREES 21 MINUTES 00 SECONDS, A RADIUS OF 2944.35 FEET, AN ARC LENGTH OF 429.10 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 33 DEGREES 19 MINUTES 54 SECONDS WEST, 428.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 121,948 SQUARE FEET OR 2.80 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY AS CONVEYED TO DRY CREEK, LLC, FROM TERRY E. WILKES AND FRED HIX BY WARRANTY DEED OF RECORD AS INSTRUMENT NUMBER 20210813-0109575, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.