Karen Johnson Davidson County
Batch# 724684 DEEDQC
09/27/2021 12:06:34 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210927-0129448

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger, Esq.** **MAYNARD, COOPER & GALE, P.C.** **3838 Cleghorn Avenue, Suite 250** **Nashville, Tennessee 37215** JENNIFER DIPERNA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. Logan Cass Affiant Subscribed and sworn to before me, this 27 day of September, 2021. Notary Public My Commission Expires: 1-8-2024

QUITCLAIM DEED OF CONSOLIDATION

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Edgehill Village Townhomes, LLC 3201 Trevor Street, Ste. 200 Nashville, TN 37209	New Owner	105-01-0-227.00 105-01-0-226.00 105-01-0-225.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, this Quitclaim Deed of Consolidation, is made and entered into by and between **EDGEHILL VILLAGE TOWNHOMES, LLC**, a Tennessee limited liability company, as Grantor, hereunder to itself as Grantee hereunder, for the purpose of consolidating certain tracts as described herein.

WITNESSETH:

For the sole purpose of consolidating certain tracts owned by the aforesaid Grantor into one (1) tract, Grantor does hereby quitclaim, transfer and convey unto itself as Grantee, those certain tracts of real property situated in Davidson County, Tennessee described as the "Unconsolidated Description" on Exhibit A attached hereto and made a part hereof, into one consolidated tract described as the "Consolidated Parcel" on Exhibit B (the "Property"). The Property is subject to all applicable easements and restrictions, recorded and unrecorded.

The Property is improved property known as **1514, 1516 and 1518 Edgehill Avenue, Nashville, Davidson County, Tennessee 37212**.

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.

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IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed of Consolidation to be effective for all purposes as of the 24th day of September, 2021.

GRANTOR:

EDGEHILL VILLAGE TOWNHOMES, LLC,
a Tennessee limited liability company

By: EVT Manager, GP, its Manager

By: _____
Name: Robert W. Lowe, Jr.
Title: Managing General Partner

STATE OF TENNESSEE)
) ss.
COUNTY OF)

Personally appeared before me, **Robert W. Lowe, Jr.**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that such person is the Managing General Partner of EVT Manager, GP, the Manager of **Edgehill Village Townhomes, LLC**, the within named bargainor, a Tennessee limited liability company, and that such person acting as Managing General Partner of its Manager executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company in his capacity as Managing General Partner of its Manager.

Witness my hand, at office, this 24th day of September, 2021.



_____
Notary Public

My Commission Expires: Sept 6, 2022

EXHIBIT A

Unconsolidated Description

1518 Edgehill Avenue (Map-Parcel Number 105-01-0-227.00)

Land in Davidson County, Tennessee, being the easterly 14/1/2 feet of Lot No. 90 and the westerly 30 feet of Lot No. 91 on the Plan of the Subdivision of the Boyd Ament Tract, as of record in Plat Book 21, Page 83, Register's Office for Davidson County, Tennessee and two surveys thereof made by W.B. Southgate, Surveyor, one of record in Book 332, Page 82, and the other made May 5, 1926, not of record.

Said parts of said lot Nos. 90 and 91 are described as beginning on the northerly margin of Edgehill Avenue at a point 120 feet west of the westerly margin of Villa Street, as extended, being the southwest corner of the property conveyed to R.R. Ogilvie by deed from Lewis W. Denney and wife, of record in Book 658, Page 654, Register's Office for Davidson County, Tennessee; and running thence northwardly 160 ½ feet to the southerly margin of an alley thence with said alley westwardly 44.5 feet to the easterly margin of another alley; thence with the margin of said latest mentioned alley, southwardly 160 1/2 feet to the northerly margin of Edgehill Avenue; thence with the northerly margin of said Avenue, eastwardly 160 1/2 feet to the beginning.

Being the same property conveyed to Edgehill Village Townhomes, LLC, by Special Warranty Deed from Felicia Bass and John Bass, wife and husband, dated September 23, 2021, and recorded September 24, 2021, as Instrument No. 20210924-0128618, in the Register's Office of Davidson County, Tennessee.

1516 Edgehill Avenue (Map-Parcel Number 105-01-0-226.00)

Land in Davidson County, Tennessee, being the Easterly 20 feet front and 13-1/4 feet on the alley of Lot No. 91 and the Westerly 40 feet of Lot No. 92 on the plan of the Subdivision of the Boyd Ament Property, as of record in Book 21, Page 83, Register's Office for said County, and re survey thereof is of record in Book 332, Page 82, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Northerly margin of Edgehill Avenue, at a point 60 feet Westerly from the Westerly margin of Villa Place; thence Northwardly parallel with and 60 feet Westerly from the Westerly margin of Villa Place, 106-1/2 feet, more or less, to the Southerly margin of an alley; thence with the Southerly margin of said margin of said alley, Westwardly 53-1/4 feet; thence Southwardly 160-1/2 feet, more or less, to the Northerly margin of Edgehill Avenue; thence with the Northerly margin of said Avenue, Eastwardly 60 feet to the beginning.

Included in the above but excluded therefrom is that portion thereof described in the deed to the Nashville Housing Authority of record in Book 4310, Page 13, Register's Office Davidson County, Tennessee.

Being part of the same property conveyed to Edgehill Village Townhomes, LLC, by Quitclaim Deed from EVI Holdings, LLC, a Tennessee limited liability company, dated September 15, 2021, and recorded September 21, 2021, as Instrument No. 20210921-0126762, in the Register's Office of Davidson County, Tennessee.

1514 Edgehill Avenue (Map-Parcel Number 105-01-0-225.00)

Land in Davidson County, Tennessee, being Lot No. 93 and the Easterly 10 feet of Lot No. 92 on the plan of the subdivision of the Boyd Ament Tract, as of record in Book 21, Page 83, Register's Office for said

County, and re-survey thereof made by W.B. Southgate, Surveyor, of record in Book 332, Page 82, said Register's Office. According to said last survey said lot and part of lot are described as follows:

Beginning at the Northwest corner of Edgehill Avenue, formerly Jackson Street and Villa Place; thence with the Northerly margin of said Avenue, Westwardly 60 feet, more or less, to the Southerly margin of an alley; thence with the Southerly margin of said alley Eastwardly 60 feet to the Westerly margin of Villa Place; thence with the Westerly margin of said place, Southwardly 163 feet, more or less, to the beginning.

Included in the above described property, but expressly excluded therefrom is the following described parcel of land conveyed to the Nashville Housing Authority by deed from George Rooker, Clerk of the Circuit Court in and for the Tenth Judicial Circuit of Tennessee, at Nashville, Davidson County, Tennessee, said deed of record in Book 4284, Page 809, Register's Office for Davidson County, Tennessee. Said parcel of land is described as follows:

Land in the City of Nashville, County of Davidson, State of Tennessee, being part of Lots Nos. 92 and 93 in Boyd's Addition Sub Ament, as of record in Book 332, Page 82, Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at a point, said point being the Northwest corner of the intersection of Edgehill and Villa Place; thence along the Northerly margin of Edgehill Avenue in a Westerly direction a distance of 60 feet, more or less, to a point; thence along the property line, in a Northerly direction a distance of 10 feet, more or less, to a point; thence along a line in an Easterly direction a distance of 50 feet, more or less, to a point; thence along a 10 foot radius in a Northeasterly direction a distance of 16 feet, more or less, to a point; thence along the Eastern margin of Villa Place in a Southerly direction a distance of 20 feet, more or less, to the point of beginning and containing 622 square feet, more or less.

Being part of the same property conveyed to Edgehill Village Townhomes, LLC, by Quitclaim Deed from EVI Holdings, LLC, a Tennessee limited liability company, dated September 15, 2021, and recorded September 21, 2021, as Instrument No. 20210921-0126762 in the Register's Office of Davidson County, Tennessee.

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EXHIBIT B

Consolidated Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lots 91, 92 & 93 of the Boyd's Addition Subdivision Amendment, as of record in Book 332, Page 82, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set, at the intersection of the northerly right-of-way line of Edgehill Avenue and the westerly right-of-way line of Villa Place;

Thence leaving the westerly right-of-way line of Villa Place, with the northerly right-of-way line of Edgehill Avenue, North 82 deg 34 min 08 sec West, 154.52 feet to an existing iron rod at the intersection with the easterly right-of-way line of Alley #438;

Thence leaving the northerly right-of-way line of Edgehill Avenue, with the easterly right-of-way line of Alley #438, North 07 deg 57 min 48 sec East, 145.42 feet to a pk nail set, at the intersection with the southerly right-of-way line of Alley #435;

Thence leaving the easterly right-of-way line of Alley #438, with the southerly right-of-way line of Alley #435, South 84 deg 57 min 22 sec East, 161.06 feet to a pk nail set at the intersection with the westerly right-of-way line of Villa Place;

Thence leaving the southerly right-of-way line of Alley #435, with the westerly right-of-way line of Villa Place, South 06 deg 35 min 03 sec West, 142.14 feet to a pk nail set;

Thence with a curve to the right, along an arc length of 15.56 feet, the central angle of which is 89 deg 08 min 47 sec, the radius of which is 10.00 feet, the chord of which is South 52 deg 00 min 37 sec West, 14.04 feet to the POINT OF BEGINNING. Containing 24,187 square feet or 0.555 acres more or less, according to the ALTA/NSPS Land Title Survey prepared by Michael H. Charette, TN RLS No. 2048, with Cherry Land Surveying, Inc. dated July 29, 2021, last revised September 23, 2021.

Being the same property conveyed to Edgehill Village Townhomes, LLC, by Special Warranty Deed from Felicia Bass and John Bass, wife and husband, dated September 23, 2021, and recorded September 24, 2021, as Instrument No. 20210924-0128618, in the Register's Office of Davidson County, Tennessee; and being the same property conveyed to Edgehill Village Townhomes, LLC, by Quitclaim Deed from EVI Holdings, LLC, a Tennessee limited liability company, dated September 15, 2021, and recorded September 21, 2021, as Instrument No. 20210921-0126762, in the Register's Office of Davidson County, Tennessee.

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