(1) Box 34

QUITCLAIM DEED

BOBBIE COOPER NOTARY PUBLIC STATE OF TENNESSEE 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 8TH DAY OF NOVEMBER, 2021.

NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 758619 DEEDQC
11/19/2021 03:38:05 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20211119-0154407

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #22718XXXXXXXX

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	188-192 (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 convey 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 tracts of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

FOR INFORMATION PURPOSES ONLY
Property Address: Phase 10, Section 1, Carothers Crossing, Nolensville, Davidson County, TN 37135.

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 caused its name to be signed hereto by its duly authorized officer on this the 8th day of November, 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 November 8, 2021.

NOTARY PUBLIC

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

EXHIBIT "A"

Property Description
Portion of McGowan Family Limited Partnership Property
Proposed Carothers Crossing
Phase 10, Section 1

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

Being a 13.033 more or less acre tract of land lying in the 33rd 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 No. 20171002-0100692, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated August 5, 2019, as follows:

Beginning at a ½" rebar with cap "Anderson-Delk" set on the westerly margin of Patcham Drive, said point being the most northwesterly corner of Open Space 7D on the plan of Carothers Crossing, Phase 7, Section 1C, of record in Instrument Number 20210120-0008752, Register's Office Davidson County, Tennessee;
Thence with the northerly line of said Open Space 7D, North 84 Degrees 00 Minutes 13 Seconds West a distance of 164.50 feet to a ½" rebar found at the southeasterly corner of the Metro Government Park Board property of record in Deed Book 5079, page 540, Register's Office Davidson County, Tennessee;
Thence with an easterly line of said Parks Board property, North 09 Degrees 02 Minutes 22 Seconds East a distance of 320.50 feet to a point; Thence continuing South 84 Degrees 57 Minutes 38 Seconds East a distance of 16.50 feet to a point; Thence continuing North 09 Degrees 02 Minutes 22 Seconds East a distance of 11.07 feet to a point;
Thence leaving the easterly line of said Parks Board property, and with a new line, severing said McGowan Family L.P. property, the following calls:
South 80 Degrees 57 Minutes 38 Seconds East a distance of 202.80 feet to a point;
South 09 Degrees 02 Minutes 22 Seconds West a distance of 5.33 feet to a point;
South 80 Degrees 57 Minutes 38 Seconds East a distance of 219.83 feet to a point;
South 51 Degrees 40 Minutes 06 Seconds East a distance of 143.94 feet to a point;
North 55 Degrees 30 Minutes 22 Seconds East a distance of 250.65 feet to a point;
North 22 Degrees 26 Minutes 39 Seconds East a distance of 71.85 feet to a point;
North 48 Degrees 33 Minutes 19 Seconds East a distance of 83.76 feet to a point;
South 44 Degrees 25 Minutes 46 Seconds East a distance of 270.89 feet to a point;
North 68 Degrees 03 Minutes 10 Seconds East a distance of 94.23 feet to a point;
Thence with a curve to the right having a radius of 72.00 feet through a central angle of 41 Degrees 37 Minutes 19 Seconds, an arc length of 52.30 feet, a chord bearing and distance of North 88 Degrees 51 Minutes 50 Seconds East, 51.16 feet to a point;
Thence South 70 Degrees 19 Minutes 31 Seconds East a distance of 134.20 feet to a point;
Thence with a curve to the right having a radius of 72.00 feet through a central angle of 36 Degrees 50 Minutes 01 Seconds, an arc length of 46.29 feet, a chord bearing and distance of South 51 Degrees 54 Minutes 30 Seconds East, 45.49 feet to a point;
Thence South 33 Degrees 29 Minutes 29 Seconds East a distance of 83.88 feet to a point;
Thence with a curve to the right having a radius of 61.00 feet through a central angle of 30 Degrees 17 Minutes 03 Seconds, an arc length of 32.24 feet, a chord bearing and distance of South 18 Degrees 20 Minutes 58 Seconds East, 31.87 feet to a point;
Thence South 03 Degrees 12 Minutes 27 Seconds East a distance of 91.12 feet to a point;
Thence with a curve to the right having a radius of 71.00 feet through a central angle of 22 Degrees 51 Minutes 26 Seconds, an arc length of 28.32 feet, a chord bearing and distance of South 08 Degrees 13 Minutes 16 Seconds West, 28.14 feet to a point;
Thence South 19 Degrees 38 Minutes 59 Seconds West a distance of 131.53 feet to a point;
Thence with a curve to the left having a radius of 189.00 feet through a central angle of 24 Degrees 20 Minutes 59 Seconds, an arc length of 80.32 feet, a chord bearing and distance of South 07 Degrees 28 Minutes 30 Seconds West, 79.72 feet to a point;
Thence South 04 Degrees 41 Minutes 59 Seconds East a distance of 5.94 feet to a point;
Thence South 85 Degrees 15 Minutes 36 Seconds West a distance of 53.10 feet to a point;

Thence South 58 Degrees 09 Minutes 29 Seconds West a distance of 253.71 feet to a point in the northerly line of Open Space 7K on the plan of Carothers Crossing, Phase 7, Section 1A, of record in Instrument No. 20200910-0103215, Register's Office Davidson County, Tennessee;
Thence with the northerly line of said Open Space 7K, and with the northerly line of the plan of Carothers Crossing, Phase 7, Section 1B, of record in Instrument No. 20200910-0103222, Register's Office Davidson County, Tennessee, North 68 Degrees 55 Minutes 18 Seconds West a distance of 404.58 feet to a point; Thence with the northerly line of Open Space 7O on the afore-said plan of Carothers Crossing, Phase 7, Section 1C, the following 7 calls:
North 04 Degrees 56 Minutes 48 Seconds West a distance of 152.59 feet to a point;
North 65 Degrees 29 Minutes 29 Seconds West a distance of 72.35 feet to a point;
North 24 Degrees 30 Minutes 31 Seconds East a distance of 100.59 feet to a point;
North 88 Degrees 07 Minutes 26 Seconds West a distance of 125.12 feet to a point;
South 82 Degrees 52 Minutes 19 Seconds West a distance of 147.41 feet to a point;
North 81 Degrees 05 Minutes 19 Seconds West a distance of 182.19 feet to a point;
South 19 Degrees 07 Minutes 03 Seconds West a distance of 97.23 feet to a point;
Thence crossing Patcham Drive at its northerly terminus, North 80 Degrees 57 Minutes 38 Seconds West a distance of 59.18 feet to the Point of Beginning, containing 567,704 Square Feet or 13.033 Acres, more or less.

Being a portion of the same property conveyed to McGowan Family Limited Partnership, a Tennessee Limited Partnership, by Deed from WM SUB CC PDL, a Tennessee Limited Liability Company of record in Instrument No. 20171002-0100692, in the Register's Office for Davidson County, Tennessee.