Karen Johnson Davidson County
Batch# 796443 DEEDQC
01/27/2022 03:19:27 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220127-0010151

This Instrument Prepared By:
D. Jefferson Herring, Attorney
222 Second Avenue North, Suite 415
Nashville, TN 37201

QUITCLAIM DEED

Grantors: **The Gleaves Family Partnership, LP; Estate of Janette Elizabeth Gleaves, Betty Gleaves Suiter, Executor; and Betty Gleaves Suiter, Trustee of Oscar Ray Gleaves Trust**

Grantee: **Beazer Homes, LLC**

County: **Davidson, Tennessee**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Beazer Homes, LLC 501 Corporate Center Drive, Suite 180 Two Meridian Building Franklin, TN 37067	**Map and Parcel No. (s):** 08600010400, 08600035100 08600010500, 08600027900

Affidavit of Consideration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Logan Cass
Affiant

Subscribed and sworn to before me, this 25th day of January, 2022.

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Jodean M. King
Notary Public
My commission Expires: 7/22, 2025.

seal

FOR AND IN CONSIDERATION of ten dollars ($10) cash in hand paid, and for other good and valuable consideration the receipt of which is acknowledged, **The Gleaves Family Partnership, LP, a Tennessee limited partnership; the Estate of Janette Elizabeth Gleaves, Betty Gleaves Suiter, Executor; and Betty Gleaves Suiter, Trustee of Oscar Ray Gleaves Trust** (together, "Grantors") do hereby quitclaim to **Beazer Homes, LLC**, a Delaware limited liability company, ("Grantee") its interest in the tract of land described in Exhibit A attached hereto and incorporated herein ("the Property"). The Property is subject to such limitations, restrictions, encumbrances and other matters as may affect the Property, whether recorded or unrecorded, including current year property taxes and the matters disclosed or referenced in this Quitclaim Deed including Exhibit A.

IN WITNESS WHEREOF, the Grantors or their duly authorized representatives have signed this Quitclaim Deed on this 21st day of January, 2022.

Estate of Janette Elizabeth Gleaves

Betty Gleaves Suiter
Betty Gleaves Suiter
Executor

The Gleaves Family Partnership, LP

By Betty Gleaves Suiter
Betty Gleaves Suiter
General Partner

Betty Gleaves Suiter
Betty Gleaves Suiter
Trustee of Oscar Ray Gleaves Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Betty Gleaves Suiter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executor of **the Estate of Janette Elizabeth Gleaves**, the within named bargainor, a decedent's estate, and that she as such Executor, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by herself as Executor.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st **day of January, 2022.**

Notary Public

My Commission Expires January 3, 2023.

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Betty Gleaves Suiter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the General Partner of **The Gleaves Family Partnership, LP**, the within named bargainor, a Tennessee limited partnership, and that she as such General Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by herself as General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st **day of January, 2022.**

Notary Public

My Commission Expires January 3, 2023.

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Betty Gleaves Suiter, Trustee**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of January, 2022.

Notary Public

My Commission Expires January 3, 2023.

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

A parcel of land lying in the Twelfth Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described as follows according to the survey of Joey C. Wilson, R.L.S. No. 2089, Wilson & Associates, P.C., 108 Beasley Drive, Franklin, TN 37064:

Beginning at a concrete monument found in the southern margin of Central Pike (State Route 265) and 35 feet north of the centerline of same, at the southeastern corner of the Bellsouth Telecommunications, Inc. property, Book 6254, Page 190, being Lot 1 of the Gleaves Subdivision, Plat Book 6050, Page 13, Registers Office Davidson County (hereafter RODC), said monument is located at Tennessee State Plane Coordinates North: 670,043.50 feet, and East: 1,791,674.37 feet, NAD83(2011); THENCE leaving said Central Pike and along the eastern boundary of said Bellsouth property, North 9°17'29" East, 147.00 feet to a concrete monument found at the northeast corner of same; THENCE along the northern boundary of said Bellsouth property North 80°34'03" West, 55.00 feet to a concrete monument found at the northwestern corner of same and lying in the eastern boundary of the Ricky L. McClintock and Laurel L. McClintock property, Instrument Number 20040625 0075481, RODC; THENCE along the eastern boundary of said McClintock, North 8°23'34" East, 14.03 feet to an iron rod found at the northeastern corner of same and at the southeastern corner of the Burning Tree TN, L.P. property, Instrument Number 20050603 0063701, RODC; THENCE along the eastern boundary of said Burning Tree property, North 7°01'25" East, 1,001.35 feet to an iron pipe found at the northeastern corner of same and in the southern boundary of the Autumn Wood Terrace Apartments, L.P. property, Instrument Number 20071115 0134166, RODC; THENCE along the southern boundary of said Autumn Wood Terrace property, South 61°34'40" East, 14.31 feet to an iron pin found at the southeastern corner of same and at the southwestern corner of the Hermitage Manor Apartments L.P. property, Instrument Number 20051116 0138704, RODC; THENCE along the southern boundary of said Hermitage Manor property the following four calls:

South 62°15'59" East, 263.98 feet to a capped iron rod set;

South 66°20'26" East, 277.60 feet to an iron pin found;

South 59°32'12" East, 306.40 feet to a capped iron rod found;

And South 50°00'08" East, 293.40 feet to an iron pin found near a concrete monument at the southeastern corner of said Hermitage Manor property and the southwestern corner of the Yen and Xinh and Lien Mach property, Instrument Number 20150708 0066096, RODC; THENCE along the southern boundary of said Mach property, South 81°14'05" East, 156.40 feet to a capped iron set at the southeastern corner of same and in the western margin of Tulip Grove Road; THENCE along the western margin of said road and 25 feet from the centerline of same, South 8°31'11" West, 443.05 feet to a capped iron rod set at a change in the road right of way; THENCE North 81°28'49" West, 5.00 feet to a capped iron rod set; THENCE continuing along said Tulip Grove Road and 30 feet from the centerline of same, South 8°31'11" West, 58.62 feet to a capped iron rod set at the northernmost corner of the right of way area acquired by the Tennessee Department of Transportation (TDOT) in Book 8607, Page 1, RODC; THENCE along the northwestern boundary of said TDOT right of way area,

South 54°44'09" West, 78.81 feet to a capped iron rod set at the westernmost corner of said TDOT right of way area and in the northern margin of the aforementioned Central Pike at the beginning of a circular curve having a radius of 1,031.44 feet and being concave to the south, the forward tangent at said point being North 80°15'51" West; THENCE along the northern margin of said Central Pike and said curve to the left through a central angle of 20°42'04" an arc distance of 372.66 feet (Chord: South 89°23'07" West, 370.64 feet) to a capped iron rod set at the point of tangency; THENCE continuing along the northern margin of said Central Pike, South 79°02'05" West, 192.89 feet to a capped iron rod set at the point of curvature of a circular having a radius of 961.45 feet and being concave to the north; THENCE continuing along the northern margin of said Central Pike and along said curve to the right through a central angle of 20°39'52" an arc distance of 346.76 feet (Chord: South 89°22'01" West, 344.88 feet) to a capped iron rod set at the point of tangent; THENCE continuing along the northern margin of said Central Pike, North 80°18'03" West, 143.20 feet to a capped iron rod set at the southeastern corner of Lot A of the aforementioned Gleaves Subdivision; THENCE continuing along the northern margin of said Central Pike, North 80°18'03" West, 49.00 feet to the POINT OF BEGINNING, containing 23.881 Acres, or 1,040,267 Square Feet,

Being the same property conveyed to Oscar Ray Gleaves and wife, Janette Elizabeth Gleaves, to hold as tenants in common as to an undivided fifty percent (50%) interest each, from Oscar Ray Gleaves and wife, Janette Elizabeth Gleaves, by deed of record as Instrument No. 20001211-0122023, Register's Office for Davidson County, Tennessee.

And including of the same property conveyed to The Gleaves Family Partnership, LP, a Tennessee limited partnership, from Oscar Ray Gleaves and wife, Janette Elizabeth Gleaves, of record as Instrument No. 20011220-0140875, Register's Office for Davidson County, Tennessee.

And including of the same property conveyed to Betty Gleaves Suiter, Trustee of the Oscar Ray Gleaves Family Trust, from the Estate of Oscar Ray Gleaves, as to its fifty percent (50%) interest in a part thereof, which estate was at such time pending in Seventh Circuit Court of Davidson County, Tennessee (Docket No. 09P501), by deed of record as Instrument No. 20100401-0024491, Register's Office for Davidson County, Tennessee.

And including the same property which vested in the Estate of Janette Elizabeth Gleaves upon her death on November 17, 2017, as to a fifty percent (50%) interest in a part thereof, under the terms of her Last Will and Testament, which was admitted to probate by the Seventh Circuit Court of Davidson County, Tennessee (Docket No. 17P2219), which Will states under Section 5 of Article II that the decedent's real estate is deemed a part of the probate estate to be administered by the Executor, and under Section 3 of Article III, the statutory powers under Tennessee Code Annotated § 35-50-110 are incorporated into the Will including the power to sell and convey real estate without the joinder of any person.