Karen Johnson Davidson County
Batch# 885305 DEEDQC
07/07/2022 10:02:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220707-0078278

Return to:
Von Crook
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4347- **TN252007060V**

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Pulte Homes Tennessee Limited Partnership 100 Westwood Place, Suite 100 Franklin, Tennessee 37067	**070-09-0-092.00 070-09-0-167.00**	**Pulte Homes Tennessee Limited Partnership 100 Westwood Place, Suite 100 Franklin, Tennessee 37067**
This instrument prepared by: Bradley Arant Boult Cummings LLP (REW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **COMCAST OF NASHVILLE I, LLC,** a Delaware limited liability company, f/k/a Comcast Cablevision of Nashville I, LLC, f/k/a Broadband Nashville I, LLC ("Grantor"), by these presents does hereby sell, assign and quitclaim to **PULTE HOMES TENNESSEE LIMITED PARTNERSHIP**, a Nevada limited partnership ("Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto (the "Property").

This is unimproved property located at and known as 2111 and 2115 W Summitt, Nashville, Davidson County, Tennessee.

STATE OF Pennsylvania
COUNTY OF Philadelphia

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

Affiant

Subscribed and sworn to before me this 28th day of June, 2022.

Deborah Ann Feman
Notary Public

My Commission Expires: 11/6/2022

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL DEBORAH ANN FEMAN NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
DEBORAH ANN FEMAN, Notary Public
Philadelphia County
My Commission Expires November 6, 2022
Commission Number 1286544

US.350854184.02

The Property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 29th day of June, 2022.

COMCAST OF NASHVILLE I, LLC
a Delaware limited liability company

By: _____
Gerald C. O'Brien
Vice President – Real Estate

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Philadelphia

This instrument was acknowledged before me on this the 30th day of June, 2022, by Gerald C. O'Brien, Vice President – Real Estate of COMCAST OF NASHVILLE I, LLC, a Delaware limited liability company, on behalf of said company and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Maria D. Bayer
NOTARY PUBLIC

Printed Name: Maria D. Bayer

My Commission Expires: _____

Commonwealth of Pennsylvania - Notary Seal
MARIA D. BAYER, Notary Public
Philadelphia County
My Commission Expires May 10, 2026
Commission Number 1008364

EXHIBIT A

(Legal Description)

A PARCEL OF LAND LYING IN DAVIDSON COUNTY, METRO NASHVILLE (BORDEAUX), TENNESSEE, OWNED BY BROADBAND NASHVILLE I, LLC, AS OF RECORD IN INSTRUMENT ID 20010507-046904 & IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODCTN). BOUNDED ON THE NORTH BY ALEXANDER R. LEHR AND JESSICA M. CRANE AS OF RECORD IN INSTRUMENT ID DB00004647 0000545, RODCTN, HOMES AT CURTIS STREET AS OF RECORD IN INSTRUMENT ID MA20191003 0100880, RODCTN, NINA C. PARHAM AS OF RECORD IN INSTRUMENT ID DB00001391 0000295, RODCTN, AND SHAWN ROHAN AS OF RECORD IN INSTRUMENT ID DB00003098 0000593, RODCTN; ON THE EAST BY BARBARA BABCOCK AS OF RECORD IN INSTRUMENT ID DB00004342 0000771, RODCTN, DONNA KAY S. THOMPSON AS OF RECORD IN INSTRUMENT ID DB00000062 0000380, RODCTN, NASHVILLE RENTALS AS OF RECORD IN INSTRUMENT ID DB00001471 0000531, RODCTN, THE WESTERN BOUNDARY OF SUMMITT AVENUE 20' RIGHT-OF-WAY, JOHN K. & NORMA J. WRIGHT AS OF RECORD IN INSTRUMENT ID 00003923 0000791, RODCTN, AND THOMAS A. MCKINNEY, ETUX AS OF RECORD IN INSTRUMENT ID 00005911 0000935; ON THE SOUTH BY RENEWAL HOUSE AS OF RECORD IN INSTRUMENT ID DB00005911 0000935, RODCTN; ON THE WEST BY RENEWAL HOUSE AS OF RECORD IN INSTRUMENT ID PL 20210201 0014190, RODCTN, LINDA BURROUGHS AND JAMES W. GRAVES AS OF RECORD IN INSTRUMENT ID DB00002908 0000197, RODCTN, LYNDA B. SEARCY AS OF RECORD IN INSTRUMENT ID DB00004703 0000122, RODCTN, AND DERRICK D. HORTON AND NATALIE C JOHNSON-HORTON AS OF RECORD IN INSTRUMENT ID DB00004512 0000131, RODCTN AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY OF WILSON & ASSOCIATES, P.C. DATED MAY 28, 2021 AS PROJECT NO. 21-1704, BY JOEY C. WILSON II, RLS NO. 2089, AND TN PE NO. 106976, AS FOLLOWS:

COMMENCING AT THE POINT OF BEGINNING ALONG THE WESTERN BOUNDARY OF THE 50' RIGHT-OF-WAY OF SUMMITT AVENUE, SAID POINT BEING MARKED BY A METAL PIPE WITH SURVEYORS TACK AND HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH 679,611.7720 EAST 1,723,125.9860 (NAD 83);

THENCE, ALONG SAID SUMMIT ROW, THE FOLLOWING TWO CALLS:
S 32° 29' 01" W FOR A DISTANCE OF 265.03 FEET TO AN IRON PIN FOUND;
S 32° 16' 55" W FOR A DISTANCE OF 63.22 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, LEAVING THE ROW, THE FOLLOWING THREE CALLS ALONG THE NORTHERN BOUNDARY OF JOHN K AND NORMA J WRIGHT AND THOMAS A. MCKINNEY, ETUX:

N 37° 38' 04" W FOR A DISTANCE OF 31.07 FEET TO AN IRON PIN FOUND;
S 56° 58' 37" W FOR A DISTANCE OF 268.20 FEET TO AN IRON PIN SET;
S 47° 07' 01" W FOR A DISTANCE OF 16.71 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, ALONG THE NORTHERN BOUNDARY OF RENEWAL HOUSE, N 42° 31' 35" W FOR A DISTANCE OF 614.68 FEET TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, ALONG THE EASTERN BOUNDARY OF RENEWAL HOUSE, LINDA BURROUGHS AND JAMES W. GRAVES, LYNDA B. SEARCY & DERRICK D. HORTON AND NATALIE C JOHNSON-HORTON (RESPECTIVELY, THE FOLLOWING FOUR CALLS:

N 42° 59' 11" E FOR A DISTANCE OF 338.74 FEET TO AN IRON PIN FOUND;
S 42° 34' 52" E FOR A DISTANCE OF 9.01 FEET TO AN IRON PIN FOUND;
N 43° 33' 51" E FOR A DISTANCE OF 519.08 FEET TO A PK FOUND;
N 27° 29' 57" E FOR A DISTANCE OF 11.91 FEET TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, ALONG THE SOUTHERN BOUNDARY OF ALEXANDER R. LEHR AND JESSICA M. CRANE, HOMES AT CURTIS STREET, NINA C. PARHAM, & SHAWN ROHAN, THE FOLLOWING FIVE CALLS:

S 63° 52' 00" E FOR A DISTANCE OF 184.12 FEET TO AN IRON PIN FOUND;
N 25° 57' 43" E FOR A DISTANCE OF 75.19 FEET TO AN IRON PIN FOUND;
S 63° 58' 34" E FOR A DISTANCE OF 210.14 FEET TO AN IRON PIN SET;
N 60° 48' 27" E FOR A DISTANCE OF 15.81 FEET TO AN IRON PIN FOUND;
S 85° 45' 09" E FOR A DISTANCE OF 124.38 FEET TO AN IRON PIN FOUND BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, ALONG THE WESTERN BOUNDARY OF BARBARA BABCOCK, DONNA KAY S. THOMPSON, NASHVILLE RENTALS, THE FOLLOWING FOUR CALLS:

S 05° 28' 40" W FOR A DISTANCE OF 13.79 FEET TO AN IRON PIN SET;
S 36° 49' 06" W FOR A DISTANCE OF 167.75 FEET TO AN IRON PIN SET;
S 52° 58' 34" E FOR A DISTANCE OF 8.50 FEET TO AN IRON PIN SET (THIS CALL BEING WHAT WAS ONCE THE CENTERLINE OF CLIFF DRIVE 40 FOOT RIGHT OF WAY);
S 36° 49' 06" W FOR A DISTANCE OF 185.05 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF NASHVILLE RENTALS;

THENCE, ALONG THE SOUTHERN BOUNDARY OF NASHVILLE RENTALS, S 53° 05' 18" E FOR A DISTANCE OF 100.10 FEET TO AN IRON PIN FOUND AT THE WESTERN ROW OF SUMMITT AVENUE;

THENCE, ALONG THE WESTERN ROW OF SUMMITT AVENUE, THE FOLLOWING TWO CALLS:

S 36° 52' 06" W FOR A DISTANCE OF 185.15 FEET TO AN IRON PIN FOUND;
S 36° 46' 21" W FOR A DISTANCE OF 67.64 FEET TO THE POINT OF BEGINNING,

CONTAINING 634,632.3 SQ,FT. OR 14.57 ACRES MORE OR LESS, COMBINED TOTAL OF BROADBAND NASHVILLE I, LLC, PARCELS ID 07009016700 AND 07009009200, ACCORDING.

BEING THE SAME LAND AS SHOWN AS LOT NO. 1 AND "RESERVED TRACT", ON THE PLAN OF VIACOM INTERNATIONAL, INC.'S PROPERTY, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5210, PAGE 329, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME LAND CONVEYED TO BROADBAND NASHVILLE I, LLC, N/K/A COMCAST OF NASHVILLE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY VIRTUE OF QUITCLAIM DEED FROM INTERMEDIA PARTNERS SOUTHEAST, A CALIFORNIA GENERAL PARTNERSHIP, DATED APRIL 25, 2001, AND RECORDED ON MAY 7, 2001, IN INSTRUMENT NO. 20010507-0046904, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Kimberly Hogan, 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 June 27, 2022 (date of document).

Affiant Signature

July 7, 2022
Date

State of GA

County of Cobb

Sworn to and subscribed before me this 7th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/2023

NOTARY'S SEAL

