aren Johnson Davidson County
Batch# 891654 DEEDQC
07/20/2022 02:22:43 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220720-0083235

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Third Generation, LLC 199 Polk Avenue Nashville, TN 37210	(Same)	Map 80, Parcel 26 Map 80, Parcel 37

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, LLP, Morgan W. Jones, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

DONALD R GIVAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Subscribed and sworn to before me, this the 19 day of July, 2022.

NOTARY PUBLIC

My Commission Expires: My Commission Expires Sept 08, 2025

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, THIRD GENERATION, LLC, a Tennessee limited liability company ("Grantor"), does hereby quitclaim and convey unto THIRD GENERATION, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest, in and to the following described land in Davidson County, Tennessee:

[See Exhibit "A" hereto]

The purpose of this deed is to combine two parcels (Map 80, Parcels 26 and 37) previously conveyed to Grantor into one parcel of land.

This is property known as 1600 and 1604 County Hospital Road, Nashville, TN.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19 day of July, 2022.

DONALD R GIVAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIRD GENERATION, LLC,
a Tennessee limited liability company

By: _____
Name: Steven Rollins
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared STEVEN ROLLINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged HIM self to be PRESIDENT of Third Generation, LLC, the within named bargainer, a Tennessee limited liability company, and that HE as such PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by HIM self as PRESIDENT.

Witness my hand and seal, at office in NASHVILLE, TENNESSEE, this the 19 day of July, 2022.

_____
NOTARY PUBLIC

My Commission Expires: My Commission Expires Sept 08, 2025

EXHIBIT "A"

Legal Description

Being a combination of 2 parcels of land lying in the 2nd Council District of Davidson County, Tennessee. Said parcels being the property shown with Parcel IDs 08000002600 and 08000003700. Said parcels belonging to Third Generation, LLC and are of record in Sale Instrument Numbers QC-20030502 0058617 and DB-20071002 0116853 Register's Office Davidson County, Tennessee (RODCT). It can be generally described as being north of Hinkle Drive, east of and adjacent to County Hospital Road, west of Hydes Ferry Road, south of and adjacent to County Hospital Road and being further described below.

Beginning at a point in the western line of the 1608 County Hospital Road Partnership property as recorded in Sale Instrument # DB-20130430 0042672 and being in the eastern right of way (ROW) of County Hospital Road. Said POINT OF BEGINNING having Tennessee State Plane Coordinates Northing 676202.00 and Easting of 1720921.65. Said point of being a point 15.53 feet to an existing iron pin.

Thence, leaving said County Hospital Road ROW and along said 1608 County Hospital Road Partnership property, South 28° 31' 05" East a distance of 298.62 feet to a ½" found iron rebar. Said found rebar being the southernmost point of said 1608 County Hospital Road Partnership property and the northwestern most point of the Third Generation LLC property, as recorded in QC-20030502 0058617, parcel ID 08004010600.

Thence, leaving said 1608 County Hospital Road Partnership Property and along said Third Generation LLC property, South 27°43'44" East a distance of 645.88 feet to a ½" iron pin set capped "TTL" in the northwest corner of the Lan & Julia Hornbuckle property, as recorded in Sale Instrument QC-20081001 0099591 RODCT. Said iron pin set being the southwest corner of said Third Generation LLC property.

Thence, leaving said Third Generation LLC property, continuing along and through said Hornbuckle property and along the John R. Gillette Trust property as recorded in Sale Instrument # DB 00005986 0000076 RODCT, South 27° 59' 08" East a distance 429.85 feet to a point. Said point being the southwest corner of said Gillette Trust property and being the northwest corner of the Final Plat Resubdivision of Hyde Park Section 1, Part of Lots 14-19 as recorded in PL-20130318 0026267 RODCT.

Thence, leaving said Gillette Trust and along the Third Generation, LLC Property as recorded in Sale Instrument # QC-20030502 0058617 RODCT, South 62° 04' 48" West a distance of 648.59 feet to a point. Said point being along the northern line of the Illinois Central Gulf Railroad.

Thence, leaving said Third Generation, LLC Property as recorded in Sale Instrument # QC-20030502 0058617 RODCT and along said Illinois Central Gulf Railroad, along a 1,860.00 foot radius curve concave to the north a distance of 103.92 feet and being subtended by a chord bearing of North 78° 00' 27" West and a chord distance of 103.91 feet to a ½" found iron rebar. Said found

rebar being along said Illinois Central Gulf Railroad and being the southeast corner of the Consolidated Pipe and Supply Company, Inc. property as recorded in Sale Instrument # DB-00010429 0000458 RODCT.

Thence, leaving said Illinois Central Gulf Railroad and along said Consolidated Pipe and Supply Company Inc. property as recorded in Sale Instrument # DB-00010429 0000458 RODCT, North 28° 03' 55" West a distance of 433.92 feet to a concrete monument. Said monument being the northeast corner of said Consolidated Pipe and Supply Company property as recorded in Sale Instrument # DB-00010429 0000458 RODCT.

Thence, continuing along said Consolidated Pipe and Supply Company property as recorded in Sale Instrument # DB-00010429 0000458 RODCT, South 87° 32' 41" West a distance of 184.45 feet to a ½" found iron rebar. Said found rebar being the northwest corner of said Consolidated Pipe and Supply Company property as recorded in Sale Instrument # DB-00010429 0000458 RODCT and being in the eastern line of the Consolidated Pipe and Supply Company Inc. property as recorded in Sale Instrument # DB-00004390 0000422 RODCT.

Thence, leaving said Consolidated Pipe and Supply Company property as recorded in Sale Instrument # DB-00010429 0000458 RODCT and along said Consolidated Pipe and Supply Company Inc. property as recorded in Sale Instrument # DB-00004390 0000422 RODCT, North 13° 54' 23" West a distance of 521.05 feet to a found ½" iron rebar capped "ED ADAMS". Said found rebar being the northeast corner of said Consolidated Pipe and Supply Company Inc. property as recorded in Sale Instrument # DB-00004390 0000422 RODCT and being in said County Hospital Road ROW.

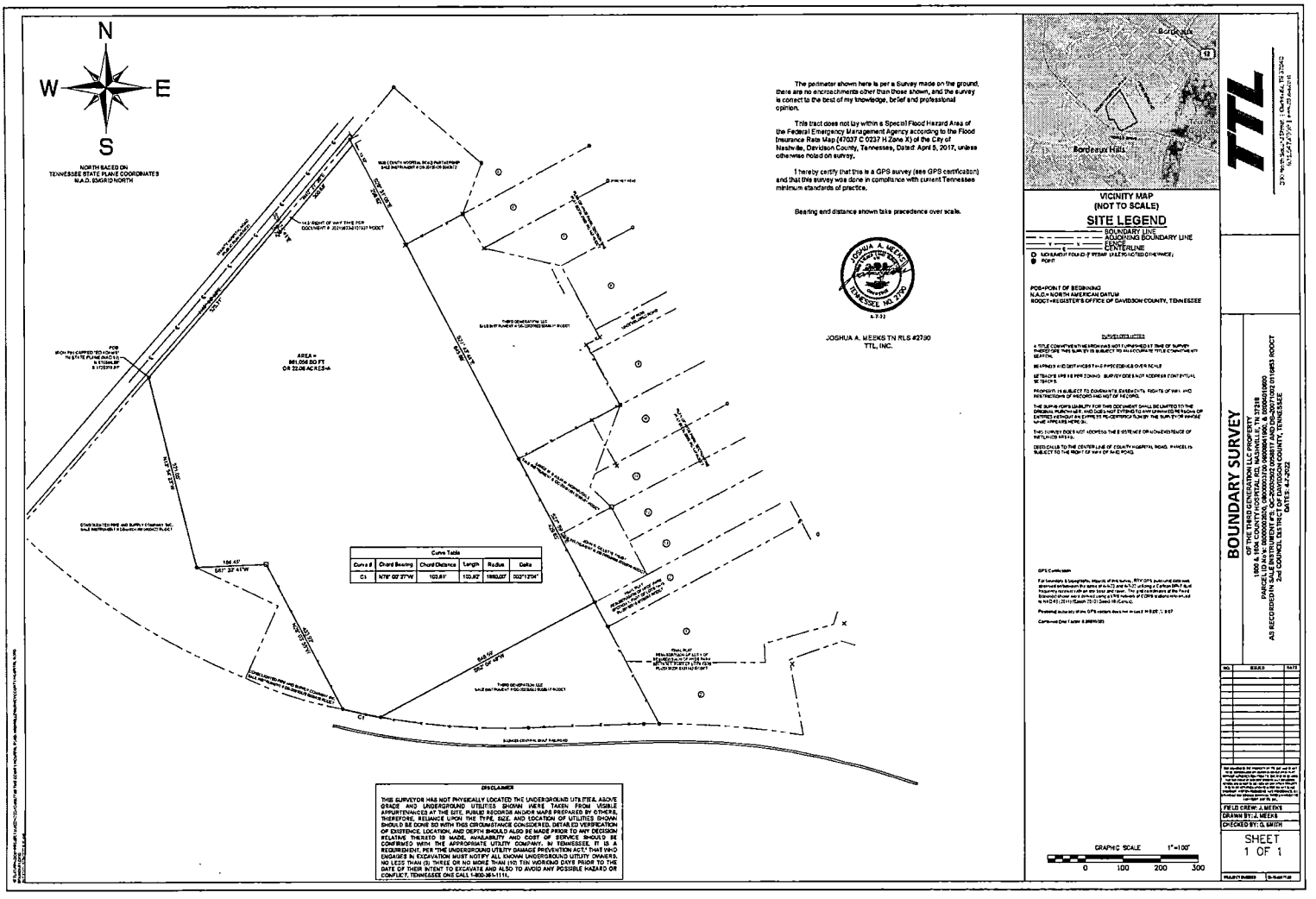
Thence, leaving said Consolidated Pipe and Supply Company Inc. property as recorded in Sale Instrument # DB-00004390 0000422 RODCT and along said County Hospital Road ROW the following three calls, North 40° 26' 38" East a distance of 525.71 feet to a point.

Thence, South 28° 14' 41" East a distance of 15.72 feet to a point.

Thence, North 40° 27' 36" East a distance of 300.68 feet to said POINT OF BEGINNING.

Said parcel containing 961,013 SQ FT or 22.06 Acres, more or less.

Together with and subject to any easements, covenants, right of ways, and conveyances that are of record and not of record. According to a boundary survey by TTL, Inc., by Joshua A. Meeks (TN RLS #2790), dated April 7th, 2022.


N
W
E
S
NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83/2010 NORTH
AREA =
961,004 SQ FT
OR 22.06 ACRES+/-
Curve Table
Curve # | Chord Bearing | Chord Distance | Length | Radius | Delta
C1 | N78° 09' 27"W | 103.81' | 103.93' | 1860.07' | 003°12'04"
DISCLAIMER
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR NO MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-351-1111.
The perimeter shown here is per a Survey made on the ground, there are no encroachments other than those shown, and the survey is correct to the best of my knowledge, belief and professional opinion.
This tract does not lay within a Special Flood Hazard Area of the Federal Emergency Management Agency according to the Flood Insurance Rate Map (47037 C 0237 H Zone X) of the City of Nashville, Davidson County, Tennessee, Dated: April 5, 2017, unless otherwise noted on survey.
I hereby certify that this is a GPS survey (see GPS certification) and that this survey was done in compliance with current Tennessee minimum standards of practice.
Bearing and distance shown take precedence over scale.
JOSHUA A. MEEKS TN RLS #2790
TTL, INC.
VICINITY MAP
(NOT TO SCALE)
SITE LEGEND
BOUNDARY LINE
ADJOINING BOUNDARY LINE
FENCE
CENTERLINE
MONUMENT FOUND (IF REBAR UNLESS NOTED OTHERWISE)
POINT
POB=POINT OF BEGINNING
N.A.D.= NORTH AMERICAN DATUM
ROD(T)=REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE
SURVEYOR'S NOTES
GPS Certification
GRAPHIC SCALE
1"=100'
0
100
200
300
TTL
BOUNDARY SURVEY
OF THE THIRD GENERATION, LLC PROPERTY
1800 & 1804 COUNTY HOSPITAL RD, NASHVILLE, TN 37218
PARCEL ID (M/B/P): 060/00/0F/01, 060/00/0F/00, & 060/00/10/000
AS RECORDED IN INSTRUMENT NO. 20220517-0053853 ROD(T)
2nd COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE
DATED: 4-7-2022
NO. | ISSUED | DATE
FIELD CREW: J. MEEKS
DRAWN BY: J. MEEKS
CHECKED BY: D. SMITH
SHEET
1 OF 1