RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 911932 DEEDQC
09/02/2022 10:17:51 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20220902-0099147

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
FED Development, LLC 4220 Franklin Pike Nashville, TN 37204	SAME	Map 070-13-0 Parcel 066.00

We, **Marable Lee Mayo, Jr. and Dianne S. Mayo**, do hereby quitclaim and by these presents do transfer and convey all of our rights, title and interest unto **FED Development, LLC, a limited liability company**, in and to the following tract of land in Davidson County, Tennessee:

Being a parcel of land located in the 2nd Council district of Davidson County, Tennessee, and being the property conveyed to Marable Lee Mayo Jr. in instrument # 20211117 0153272 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
Beginning at and iron pin set in the easterly right-of-way of Buena Vista pike, said point being the northeast corner of Christopher and Deborah Beach (Instrument # 20010709 0072681 R.O.D.C.T) and the northwest corner of the tract herein described;
Thence, with the aforementioned right-of-way, N 36°47' 07" E, 94.37' to an 5/8" iron pin found in the easterly right-of-way of Buena Vista Pike, being the northwest corner of John F. Smith's property (Instrument # 20211104 0147558 R.O.D.C.T.);
Thence, with the westerly boundary of John F. Smith, S 53° 16' 50" E, 163.32' to an iron pin set in the southeast corner of John F. Smith and the southwest corner of FED Development LLC. Property (Instrument # 20140602 0047448 R.O.D.C.T.);
Thence, with the southerly boundary of FED Development for the next two calls, S 53° 15' 53" E, 50.20' to an iron pin set;
Thence, S 53° 15' 53" E, 50.00' to an iron pin set in the southwest corner of Lot 1 in the Capital Hill Homes Subdivision Section 2 (Plat Book 8250, Page 443 R.O.D.C.T.);
Thence, with the southerly boundary of Capital Hill Homes Subdivision Section 2 for the next two calls, S 53° 06' 43" E, 51.25' to an 5/8" iron pin set;
Thence, S 53° 06' 43" E, 51.25' to an 5/8" iron pin found in the southeast corner of Lot 2 in Capital Hill Homes Subdivision Section 2;
Thence, with the eastern boundary of Lot 2 in Section 2 of Capital Hill Homes Subdivision, N 36° 57' 03" E, 185.24' to an iron pin set in the southwest corner of Lot 1 of Allen Property Subdivision (Plat Book 20041222 0152516 R.O.D.C.T);
Thence, with the southerly boundary of Allen Property Subdivision, S 52° 24' 40" E, 127.50 to an iron pin set in the westerly boundary of Willie C. Swanson (Deed Book

7191, Page 699 R.O.D.C.T);
Thence, with the westerly boundary of Willie C. Swanson, S 37° 19' 13" W, 48.57' to an iron pin set in the southwest corner of Willie C. Swanson;
Thence, with the southerly boundary of Willie C. Swanson, S 53° 04' 16" E, 75.18' to an iron pin set in the westerly boundary of Virginia Cosby (Instrument # 20191105 0114371 R.O.D.C.T.);
Thence, with the westerly boundary of Virginia Cosby, S 36° 43' 19" W, 135.74' to a concrete monument found in the northwest corner of Christopher N. & Lori M. Reddon (Instrument # 20030331 0041917 R.O.D.C.T.);
Thence, with the western boundary of Christopher N. & Lori M. Reddon, S 36° 38' 24" W, 103.15' to a ½" pipe found in the northwest corner of O.I.C. Homes at 2129 Cliff Drive (Instrument # 20220128 0010551 R.O.D.C.T.);
Thence, with the westerly boundary of O.I.C. Homes at 2129 Cliff Drive, S 37° 26' 45" W, 83.16' to a concrete monument found in the northeasterly boundary of Margaret A. Wall (Instrument # 20091202 0110356 R.O.D.C.T.);
Thence, with the aforementioned boundary, N 53° 18' 00" W, 197.75' to an ½" iron pin found in the southwest corner of Christopher & Deborah Beach (Instrument # 20010709 0072681 R.O.D.C.T.);
Thence, with the southerly boundary of Christopher & Deborah Beach, N 36° 33' 59" E, 92.50' to an iron pin set in the southeast corner of Christopher & Deborah Beach;
Thence, with the northeastern boundary of Christopher & Deborah Beach, N 53° 06' 34" W, 370.12' to the Point of Beginning.

The above-described parcel contains, by survey, an area of 105,950 ft² or 2.43 acres, more or less, and is based on a survey by Jason Moseley Tennessee RLS 2644, with OHM Advisors, dated 2/15/2022. All property corners set are an 5/8" rebar with a yellow cap stamped "OHM Advisors".

SEE ATTACHED EXHIBIT "A" FOR ILLUSTRATION OF LEGAL DESCRIPTION.

Being the same property conveyed to **Marable Lee Mayo, Jr. and Dianne S. Mayo**, by Quitclaim Deed from **Marable Lee Mayo, Jr.**, of record in Instrument No. 20220218-0019171, said Register's Office.

This property is commonly known as 2130 Buena Vista Pike, Nashville, TN 37218.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 31 day of August, 2022.

Marable Lee Mayo, Jr.
Marable Lee Mayo, Jr.

Dianne S. Mayo
Dianne S. Mayo

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, of said county, **Marable Lee Mayo, Jr. and Dianne S. Mayo**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 1st day of September, 2022.

My Commission Expires
November 26, 2022

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 1st day of September, 2022.

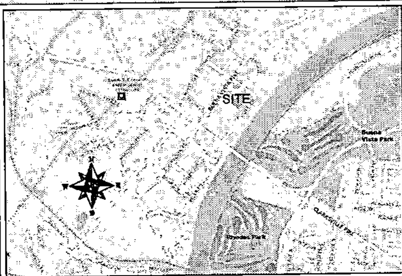
My Commission Expires
November 26, 2022

Notary Public

3

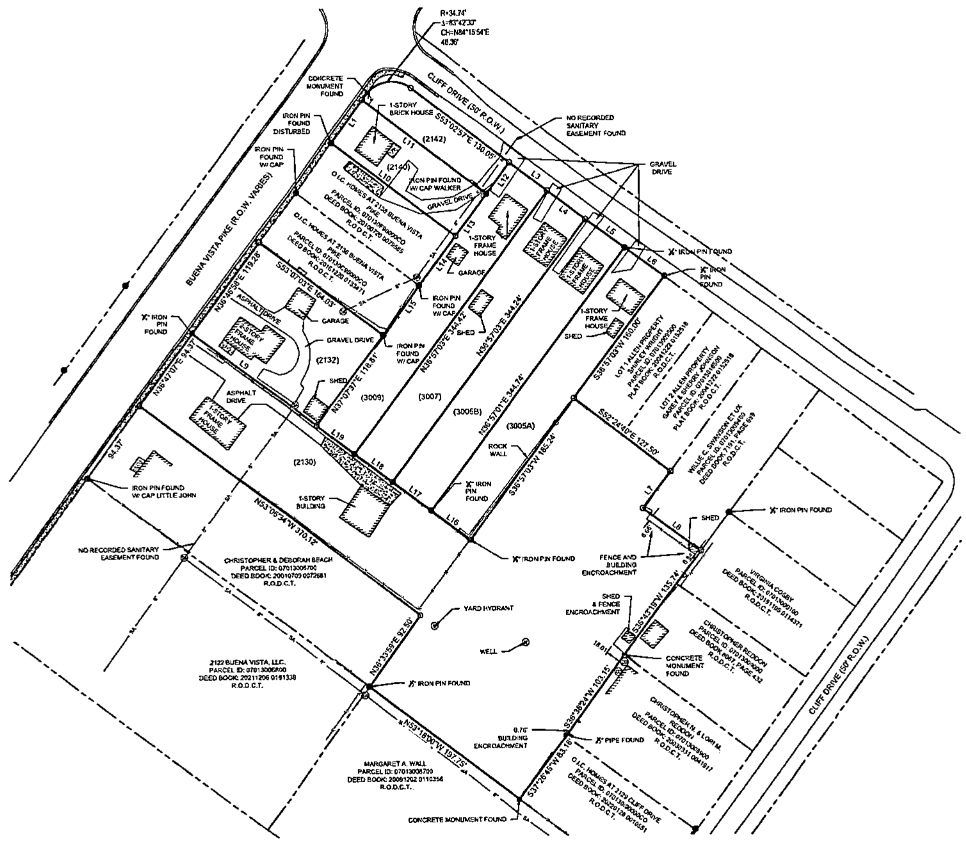
EXHIBIT "A"

Category 1 Boundary Survey For The Properties Located At 2130, 2132, 2140, 2142 Buena Vista Pike And 3005A, 3005B, 3007, 3009 Cliff Drive, Nashville, Davidson County, Tennessee 37218



VICINITY MAP (NOT TO SCALE)

LEGEND



Line Table		
Line #	Length	Direction
L1	54.99'	N36° 50' 49"E
L2	9.62'	N37° 22' 44"E
L3	50.00'	S53° 02' 57"E
L4	50.00'	S53° 02' 57"E
L5	51.25'	S53° 40' 31"E
L6	51.25'	S53° 40' 31"E
L7	48.57'	S37° 19' 13"W
L8	75.16'	S53° 04' 16"E
L9	163.32'	N53° 16' 50"W
L10	163.99'	N53° 02' 56"W
L11	164.22'	S53° 01' 59"E
L12	41.00'	N36° 55' 01"E
L13	54.94'	N37° 04' 58"E
L14	64.81'	N37° 03' 44"E
L15	65.05'	N36° 36' 27"E
L16	51.25'	N53° 06' 43"W
L17	51.25'	N53° 06' 43"W
L18	50.00'	N53° 15' 53"W
L19	50.20'	N53° 15' 53"W

SITE INFORMATION

ZONING: ALL LOTS ZONED R8
SETBACKS: PER METRO ZONING

AREA:
BUENA VISTA
2130 2.43 ACRES± OR 105,950FT²
2132 0.45 ACRES± OR 19,485 FT²
2140 0.21 ACRES± OR 9,020 FT²
2142 0.15 ACRES± OR 6,472 FT²
CLIFF DRIVE
3005A 0.41 ACRES± OR 17,680 FT²
3005B 0.41 ACRES± OR 17,655 FT²
3007 0.40 ACRES± OR 17,217 FT²
3009 0.40 ACRES± OR 17,260 FT²

SURVEYORS CERTIFICATE

I hereby certify that this is a Category I survey and that the Ratio of Precision of the unadjusted survey is 1:12,877 as shown hereon and that this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Jason Moseley, TN RLS # 2644
OHM Advisors
209 10th Avenue South,
Suite 154
Nashville, TN 37203
(615)-649-5264

JASON MOSELEY REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2644
02-15-2022

OHM®

OHM ADVISORS
209 10th AVENUE SOUTH
SUITE 154
NASHVILLE, TN 37203
615-649-5264

N W E S

TENNESSEE GRID NORTH
HORIZONTAL DATUM = NAD83
VERTICAL DATUM= NAVD88

GRAPHIC SCALE 1"=60'
60' 0 60'

GENERAL NOTES:

1. PER FEMA WEBSITE ON 2/17/2022 THIS PROPERTY LIES IN ZONE 'X' PER FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) MAP 47037C0229H, PANEL NOT PRINTED, EFFECTIVE APRIL 5, 2017.
2. NO TITLE REPORT FURNISHED TO THIS SURVEYOR. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
3. PROPERTY CURRENTLY ZONED: R8
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THE PARCEL.
5. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED HEREON. THIS DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS WRITTEN CONSENT BY THE SURVEYOR.
6. HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE NASHVILLE METROPOLITAN PLANNING COMMISSION.
7. NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE FOUR (4) YEAR STATUTE OF LIMITATIONS (T.C.A. 28-3-114 & T.C.A. 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.
8. RTK GPS POSITIONAL DATA WAS OBSERVED ON 2/15/2021 UTILIZING A CARLSON BRx7 MULTI FREQUENCY RECEIVER. THE GRID COORDINATES SHOWN WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO NAD83 (2011)(EPOCH 2010), GEOID 18. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.04', V0.06'. REFERENCE NETWORK TN31

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REVISION TABLE

1.		

SURVEY ORDERED BY: FED DEVELOPMENT, LLC.

PROPERTY ADDRESS: 2130, 2132, 2140, 2142 BUENA VISTA PIKE AND 3005A, 3005B, 3007, 3009 CLIFF DRIVE, NASHVILLE, DAVIDSON COUNTY, TN 37218

PROPERTY OWNER: FED DEVELOPMENT (2140, 2142, 3005A, 3005B, 3007 AND 3009)
MARABLE LEE MAYO JR. (2130)
JONH F.SMITH (2132)

DEED REFERENCE: INSTRUMENT #20211117 0153272 (2130), #20211104 0147558 (2132A), #20140602 0047448 (2140), #20140602 0047448 (2142), #20140602 0047448 (3009, 3007, 3005B & 3005A) R.O.D.C.T.
PLAT REFERENCE: BOOK 8250, PAGE 443 (3005A &3005B)
PARCEL ID: 07013006600 (2130), 07013006500 (2132), 07013006100 (2140), 07013006000 (2142), 07013016300 (3005A), 07013009600 (3005B), 07013009700 (3007), 07013009800 (3009)
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

OHM PROJECT#: 9013-22-0010

DRAWN BY: ES	DATE: 2/17/2022
FIELD WORK: SS/SM	DATE: 2/15/2022

SHEET 1 OF 1