Karen Johnson Davidson County
Batch# 930819 DEEDQC
10/18/2022 10:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221018-0113679

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Map & Parcel No. 114-00-0-332.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E.

Affiant

Subscribed and sworn to before me this 14th day of October, 2022.

Notary Public

BRIANA RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires September 2, 2024

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION
BY: **SCOTT D. WEISS, ATTORNEY AT LAW**
330 Commerce Street, Suite 110, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Westchase Property Owners Association, Inc.	**"OWNER"**
(Name)	(Name)
c/o Timmons Properties, Inc.	
1114 17th Avenue South, Suite 101	
(Street Address)	(Street Address)
Nashville, Tennessee 37212	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED FOR COMMON AREA CONVEYANCE AND TO COMBINE SEPARATE MAP AND PARCEL NUMBERS INTO A SINGLE MAP AND PARCEL NUMBER

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Karl E. Haury, Jr..**, hereinafter called the "**Grantor**", does hereby quitclaim and convey all of its right, title and interest to, **Westchase Property Owners Association, Inc.,** hereinafter called the "**Grantee**", its successors and assigns, certain tracts or parcel of unimproved property located in Nashville, Davidson County, Tennessee, and more fully described as follows, to-wit:

See Exhibit "A" attached hereto and made a part hereof,
for a more complete legal description.

This is unimproved property located on Charlotte Pike, Nashville, Davidson County, Tennessee and which is to become part of Association common area.

Current Separate Map and Parcel Numbers and Combined Map and Parcel Number

Current Map and Parcel Numbers: 114-00-0332.00
Combined Map & Parcel Number: 114-07-0-B-09.00CO

This conveyance is subject to any and all easements and setback lines and restrictive covenants, if any, of record.

Witness this 14th day of October, 2022.

Karl E. Haury, Jr.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Karl E. Haury, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of October, 2022.

Notary Public

My Commission Expires: My Commission Expires September 2. 2024

BRIANA RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Being a 0.400 more or less acre tract of land lying in the 23rd Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Tenn. Contractors Inc, as evidenced by deed of record at instrument no. 20020614-72713, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey entitled "Revision One, P.U.D. Boundary, Westchase", by Anderson-Delk & Associates, Inc., Mark E. Lowrance, Registered Land Surveyor, Tenn. No. 1660, dated September 23, 2002, as follows:

Beginning at an iron pin (old) found on the northerly right-of-way of Charlotte Pike, said point being the most southeasterly corner of the Karl E. Haury Property of record at Instrument No. 20000710-67933, Register's Office Davidson County, Tennessee, and a southwesterly corner of the aforesaid Tenn. Contractors Inc. Property; Thence with the common line of said Tenn. Contractors Inc. Property and said Haury Property, North 39 Degrees 31 Minutes 29 Seconds West a distance of 199.32 feet to an iron pin (old); Thence continuing North 83 Degrees 34 Minutes 53 Seconds West a distance of 105.78 feet to an iron pin (new); Thence with a new line, severing said Tenn. Contractors, Inc. Property, the following two calls: North 48 Degrees 38 Minutes 14 Seconds East a distance of 125.83 feet to an iron pin (new); Thence South 39 Degrees 31 Minutes 29 Seconds East a distance of 279.37 feet to an iron pin set in the northerly right-of-way of Charlotte Pike; Thence with the northerly right-of-way of Charlotte Pike, South 50 Degrees 28 Minutes 31 Seconds West a distance of 52.20 feet to the point of beginning, containing 17,424 square feet or 0.400 acres, more or less.

Being the same property conveyed to Karl E. Haury, Jr. by Special Warranty Deed from Tenn. Contractors, Inc., of record in Instrument No. 20021028-0131572, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Scott D. Weiss, 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 October 18, 2022.

Affiant Signature

10/18/2022
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 18th day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

