Karen Johnson Davidson County
Batch# 936825 DEEDQC
11/02/2022 09:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221102-0118232

# QUITCLAIM DEED

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

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 November, 2022

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Rudy Title & Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Vastland Northcrest Development, LLC** | **Same** | |
| (NAME) **1720 West End Ave Ste 600** | (NAME) | **07600015400, and 07600014900** |
| (ADDRESS) **Nashville, TN 37203-2613** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

VASTLAND NORTHCREST DEVELOPMENT, LLC ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

VASTLAND NORTHCREST DEVELOPMENT, LLC ("GRANTEE")

ITS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

**PARCEL 1 – M&P NUMBER 07600015400**

A TRACT OF LAND IN THE 2ND CIVIL DISTRICT, HERMITAGE, DAVIDSON COUNTY, TENNESSEE DESCRIBED AS LOT 2 ACCORDING TO THE FINAL SUBDIVISION PLAT OF THE BRADLEY SUBDIVISION OF RECORD IN INSTRUMENT NUMBER 20210518-0067493 R.O.D.C. TN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTHERLY RIGHT-OF-WAY OF LEESA ANN LANE (70' R/W) AT THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED LOT AND THE NORTHWESTERLY CORNER OF LOT 40, STONER MILL SUBDIVISION, SECTION 1 OF RECORD IN PLAT BOOK 6900, PAGE 824 R.O.D.C. TN; SAID CORNER HAVING STATE PLANE COORDINATES OF N-681,758.6924 E-1,794,929.4590 AND PROCEEDING,

LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF LEESA ANN LANE AND WITH THE WESTERLY BOUNDARY OF LOT 40, STONER MILL SUBDIVISION, SECTION 1 S 07DEG16'15" W 385.22 FEET TO AN EXISTING IRON PIN AT THE NORTHEASTERLY CORNER OF CYNTHIA LUDLOW, TRUSTEE OF RECORD IN INSTRUMENT NUMBER 20111019-0081405 R.O.D.C. TN; SAID POINT BEING ON THE WESTERLY BOUNDARY OF LOT 38, STONER MILL SUBDIVISION, SECTION 1 AND ALSO BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED LOT 2, BRADLEY SUBDIVISION; THENCE,

WITH THE NORTHERLY BOUNDARY OF CYNTHIA LUDLOW, TRUSTEE N 83DEG24'25" W 712.30 FEET TO AN IRON PIN SET ON THE EASTERLY RIGHT-OF-WAY OF TULIP GROVE ROAD; THENCE,

WITH SAID EASTERLY RIGHT-OF-WAY OF TULIP GROVE ROAD N 33DEG58'37" E 250.98 FEET TO AN IRON PIN SET; THENCE,

LEAVING SAID EASTERLY RIGHT-OF-WAY OF TULIP GROVE ROAD AND WITH LOT 1, BRADLEY SUBDIVISION S 70DEG35'54" E 148.75 FEET TO A POINT; THENCE,

S 82DEG39'06" E 215.00 FEET TO AN IRON PIN SET; THENCE,

N 07DEG20'54" E 201.32 FEET TO AN IRON PIN SET ON THE SOUTHERLY RIGHT-OF-WAY OF LEESA ANN LANE; THENCE,

WITH SAID SOUTHERLY RIGHT-OF-WAY OF LEESA ANN LANE S 82DEG39'06" E 238.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 175,533 SQUARE FEET OR 4.03 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO VASTLAND NORTHCREST DEVELOPMENT, LLC, BY WARRANTY DEED FROM ODELL P. BRADLEY, JR., AN UNMARRIED MAN, OF RECORD IN INSTRUMENT NUMBER **20210527-0072087**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NUMBER **20210806-0106474** IN SAID REGISTER'S OFFICE.

**PARCEL 2 – M&P NUMBER 07600014900**

A TRACT OF LAND IN THE 2ND CIVIL DISTRICT, HERMITAGE, DAVIDSON COUNTY, TENNESSEE AS DESCRIBED ACCORDING TO A SURVEY BY DANIELS & ASSOCIATES, INC., PROJECT NO. 19-061 AND DATED 08/09/2021 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE EASTERLY RIGHT-OF-WAY OF TULIP GROVE ROAD (50' R/W) AT THE NORTHWESTERLY CORNER OF TULIP GROVE TOWNHOMES OF RECORD IN INSTRUMENT NUMBER 20050525-0059119 R.O.D.C. TN; SAID CORNER HAVING STATE PLANE COORDINATES OF N-681,411.5420 E-1,794,141.5697 AND PROCEEDING,

WITH THE EASTERLY RIGHT-OF-WAY OF TULIP GROVE ROAD N 33DEG58'37" E 56.45 FEET TO AN IRON PIN SET AT THE SOUTHWESTERLY CORNER OF LOT 2, BRADLEY SUBDIVISION OF RECORD IN INSTRUMENT NUMBER 20210518-0067493 R.O.D.C. TN; THENCE,

WITH THE SOUTHERLY BOUNDARY OF SAID LOT 2, BRADLEY SUBDIVISION N 83DEG24'25" W 712.30 FEET TO AN EXISTING IRON PIN ON THE WESTERLY BOUNDARY OF LOT 38, STONER MILL SUBDIVISION, SECTION 1 OF RECORD IN PLAT BOOK 6900, PAGE 824 R.O.D.C. TN; THENCE,

WITH SAID WESTERLY BOUNDARY OF LOT 38, STONER MILL SUBDIVISION, SECTION 1 S 07DEG06'32" W 36.76 FEET TO AN EXISTING IRON PIN; THENCE,

CONTINUING WITH SAID SOUTHERLY BOUNDARY OF LOT 38 AND LOT 37, STONER MILL SUBDIVISION, SECTION 1 S 45DEG09'23" E 208.98 FEET TO AN EXISTING IRON PIN; THENCE,

S 77DEG31'27" E 93.47 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF LOT 36, STONER MILL SUBDIVISION, SECTION 1; THENCE,

WITH THE SOUTHERLY BOUNDARY OF LOT 36, STONER MILL SUBDIVISION, SECTION 1 S 76DEG46'42" E 59.45 FEET TO AN EXISTING IRON PIN; THENCE,

S 78DEG41'53" E 17.82 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF LOT 34, STONER MILL SUBDIVISION, SECTION 1; THENCE,

WITH THE SOUTHERLY BOUNDARY OF LOT 34, STONER MILL SUBDIVISION, SECTION 1 S 79DEG05'02" E 53.58 FEET TO AN EXISTING IRON PIN; THENCE,

CONTINUING WITH THE SOUTHERLY BOUNDARY OF LOT 34, STONER MILL SUBDIVISION, SECTION 1 AND THE SOUTHERLY BOUNDARY OF LOT 29 AND LOT 28, STONER MILL SUBDIVISION, SECTION 2 OF RECORD IN PLAT BOOK 6900, PAGE 904 R.O.D.C. TN S 74DEG07'13" E 258.95 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF SPACIOUS SKIES LAND & INVESTMENTS, LLC OF RECORD IN INSTRUMENT NUMBER 20190710-0067078 R.O.D.C. TN; THENCE,

WITH THE WESTERLY BOUNDARY OF SAID SPACIOUS SKIES LAND & INVESTMENTS, LLC S 07DEG22'02" W 760.65 FEET TO AN EXISTING IRON PIN AT THE NORTHEASTERLY CORNER OF BROOKSIDE PARK TOWNHOMES OF RECORD IN INSTRUMENT NUMBER 20001010-0100359 R.O.D.C. TN; THENCE,

WITH THE NORTHERLY BOUNDARY OF BROOKSIDE PARK TOWNHOMES N 86DEG17'38" W 39.72 FEET TO AN EXISTING IRON PIN ON THE EASTERLY BOUNDARY OF THE AFOREMENTIONED TULIP GROVE TOWNHOMES; THENCE,

WITH SAID TULIP GROVE TOWNHOMES N 18DEG38'59" W 361.88 FEET TO A POINT; THENCE,

N 80DEG43'28" W 564.30 FEET TO A POINT; SAID LINE PASSES AT 155.73 FEET AN IRON PIN SET; AND ALSO PASSES AT 550.20 FEET AN IRON PIN SET; THENCE,

N 06DEG48'14" E 588.60 FEET TO AN EXISTING IRON PIPE, SAID LINE PASSES AT 38.01 FEET AN IRON PIN SET; THENCE,

N 83DEG24'25" W 615.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 460,699 SQUARE FEET OR 10.58 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO VASTLAND NORTHCREST DEVELOPMENT, LLC, BY WARRANTY DEED FROM CYNTHIA S. LUDLOW, TRUSTEE OF THE ANDRUS LUDLOW PRESERVATION TRUST AGREEMENT DATED SEPTEMBER 21, 2011 OF RECORD IN INSTRUMENT NUMBER **20210702-0090035**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NUMBER **20210930-0131448** IN THE SAID REGISTER'S OFFICE.

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **4811 Leesa Ann Ln, Hermitage, TN 37076 and 725 Tulip Grove Rd, Hermitage, TN 37076**

Witness our hands this the 1st day of November, 2022.

Vastland Northcrest Development, LLC

BY: _____
Mack H. McClung
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MACK H. MCCLUNG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the SOLE MEMBER of VASTLAND NORTHCREST DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of November 2022.

_____
Notary Public
My Commission Expires: 5-9-2023
(SEAL)

TAMMY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, William E. Gronos, 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 11/1/2022 (date of document).

Affiant Signature

Date 11/1/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/02/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023