Karen Johnson Davidson County
Batch# 937016 DEEDQC
11/02/2022 03:21:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221102-0118511

Name and Address of New Owner:
BAS Development, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

Send Tax Bills To:
BAS Development, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 128-00-0-151.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Easter Development LLC, a Tennessee Limited Liability Company** "the Grantor," has bargained and sold and by these presents do hereby transfer and convey its interest unto **BAS Development, LLC, a Tennessee Limited Liability Company** "the Grantees," the following described real estate in Davidson County, Tennessee:

A tract of land in the 23rd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, known as Woodland Forest Section - Four, being Bounded on the North by Eagle Crest Partnership, of record in Deed Book 7281, page 477, Register's Office for Davidson County, Tennessee. Bounded on the East by Bill Morris of record in Deed Book 10345, page 378, Register's Office of Davidson County, Tennessee. Bounded on the South by William B. Mercer, Sr. and wife, Marcia F, Mercer of record in Deed Book 10736, page 523, Register's Office for Davidson County, Tennessee and on the West by Lot 21. Lot 22 and the Easterly terminus of Forest Valley Drive (a 60 foot wide right-of-way), as shown on the final plat of Thousand Oak Estates of record in Plat Book 3700, page 82, Register's Office for Davidson County, Tennessee and being snore particularly described as follows:

Beginning at a concrete monument (old) at the Easterly terminus Forrest Valley Drive, said monument lying in the Northerly right-of-way of

Forrest Valley Drive and being the Southeasterly property corner of Lot 21 of Thousand Oaks Estates and proceeding as follows:

1.Leaving the North right-of-way of Forrest Valley Drive and with East line of Lot 21 of Thousand Oaks Estates, North 03 degrees 35 minutes 41 seconds East, 306.75 feet to an iron rod (new) with cap stamped Ragan Smith & Associates; thence;

2. Leaving the East line of Lot 21 of said Thousand Oaks Estates and with a new line through Eagle Crest Partnership property for the nest 4 calls, South 74 degrees 27 minutes 40 seconds East, 206.52 et to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;

3. South 88 degrees 05 minutes 33 seconds East, 75.00 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates: thence;

4. North 48 degrees 50 minutes 58 seconds East, 295 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;

5. South 66 degrees 09 minutes 12 seconds East, 318.37 feet to an iron rod (new) with cap stomped Ragan-Smith & Associates; thence;

6. With the West line of Bill Morris, South 28 degrees 32 minutes 02 seconds West, 46.36 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;

7. South 27 degrees 58 minutes 17 seconds West, 193.61 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;

8. South 26 degrees 59 minutes 34 seconds West, 232.10 feet to a corner fence post; thence;

9. Leaving said Morris and with the common properly line of William B. Mercer, Sr. and wife, Marcia F. Mercer, North 86 degrees, 46 minutes 25 seconds West, 593.40 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;

10. With the Easterly line of Lot 22 of said Thousand Oakes Estates and the Easterly terminus of Forrest Valley Drive, North 03 degrees 35 minutes 41 seconds East 71.99 feet to the point of beginning and containing 292,818 square feet or 6.72 acres, more or less, as calculated by the above courses and distances, according to survey dated May 27, 2005 by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, TN 37076.

Being the same property conveyed to Eagle Crest, a Tennessee general partnership by Warranty Deed in Lieu of Foreclosure from Horizon Properties Partnership, a Tennessee general partnership of record in Instrument No. 20100305-0017296, Register's Office for Davidson County, Tennessee, dated March 03, 2010 and recorded on March 05, 2010.

Being the same property conveyed to STLD Group LLC, a Colorado limited liability company by Warranty deed from Eagle Crest, a Tennessee General Partnership of record in Instrument No. 20210917-0125354 Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 17, 2021.

Being the same property conveyed to ICG Development, LLC, a Tennessee limited liability company by Warranty Deed from STLD Group, LLC, a Colorado limited liability company of record in Instrument No. 20210921-0126797 Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 21, 2021.

Being the same property conveyed to Easter Development LLC, a Tennessee Limited Liability Company by Warranty Deed from ICG Development LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220524-0060116 Register's Office for Davidson County, Tennessee, dated May 16, 2022 and recorded on May 24, 2022.

Being the same property conveyed to Easter Development LLC, a Tennessee Limited Liability Company by Warranty Deed from ICG Development LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220524-0060116 Register's Office for Davidson County, Tennessee, dated May 16, 2022 and recorded on May 24, 2022.

(For Informational Purposes)
Being known as: 290 Forrest Valley Drive, Nashville, TN 37209

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 31st. day of October, 2022.

Easter Development LLC, a Tennessee Limited Liability Company

_____(SEAL)
Eric Moss, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M.K Schodroski of the state and county mentioned, personally appeared Eric Moss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Easter Development, LLC, the within named bargainor, a Limited Liability Company, and that such Eric Moss as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, this 31st day of October, 2022.

M.K Schodroski
Notary Signature

Printed Name: M.K. Schodroski

My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

202211020118511

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$ 0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31 day of October, 2022.

Notary Signature
My commission expires: 1-6-2025

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202211020118511

Tennessee Certification of Elctronic Document

I, Christina Wilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 10-31-2022 (date of document).

Affiant Signature

11-2-2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of November, 2022.

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/11/2026

NOTARY'S SEAL