Karen Johnson Davidson County
Batch# 948153 DEEDQC
12/06/2022 08:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221206-0127052

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37208

FROM: Cumberland View Towers, Inc. (the "GRANTOR")

TO: Cumberland Tower, LP (the "GRANTEE")

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO: |
|---|---|---|
| Cumberland Tower, LP<br>795 Ridge Lake Blvd Ste 300<br>Memphis, TN 38120-9475 | SAME | 052 04 0 087.00 |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) paid in hand, the undersigned, Cumberland View Towers, Inc., a Tennessee non-profit corporation, by these presents does hereby quitclaim and convey unto Cumberland Tower, LP, a Tennessee Limited Partnership, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee and described as follows, to wit:

BEING A TRACT OF LAND LYING IN THE SECOND CIVIL DISTRICT, FORMERLY THE ELEVENTH, OF DAVIDSON COUNTY, TENNESSEE AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A TWO-INCH FENCE POST ON THE EASTERLY RIGHT OF WAY (R.O.W.) LINE OF CHEYENNE BLVD, 30' EAST OF THE CENTERLINE, SAID PIN BEING SOUTH 20 DEGREES 21 MINUTES WEST, 1103' FROM THE INTERSECTION OF THE CENTERLINES OF SAID CHEYENNE BLVD, AND CANTON PASS ROAD;

THENCE ALONG SAID EASTERLY R.O.W. NORTH 28°29'13" WEST, A DISTANCE OF 1109.74 FEET TO A POINT;

SAID POINT IS THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE NORTHWESTERLY A DISTANCE OF 391.85 FEET ALONG THE CURVE CONCAVE TO THE SOUTHWEST, HAVING A

RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 28°03'51" TO A POINT OF CUSP;

THENCE LEAVING SAID R.O.W. RUN ALONG THE LINE OF HIGHMARK RIVER RETREAT, LP, AS DESCRIBED IN DOCUMENT 20150601-0050230, AS RECORDED IN DAVIDSON COUNTY RECORDERS OFFICE THE FOLLOWING THREE (3) COURSES:

NORTH 42°00'06" EAST, A DISTANCE OF 150.19 FEET TO A POINT;
SOUTH 86°34'03" EAST, A DISTANCE OF 244.55 FEET TO A POINT;
SOUTH 80°15'22" EAST, A DISTANCE OF 479.57 FEET TO A POINT ON THE LOW WATER LINE OF THE CUMBERLAND RIVER;

THENCE WITH SAID LOW WATER LINE, BUT MEASURED AND DESCRIBED BY THE TWO (2) CHORDS AS FOLLOWS:

SOUTH 22°36'13" EAST, A DISTANCE OF 850.00 FEET;
SOUTH 33°14'44" EAST, A DISTANCE OF 275.50 FEET TO A POINT;

THENCE LEAVING SAID LOW WATER LINE SOUTH 62°30'36" WEST, A DISTANCE OF 567.60 FEET TO THE POINT OF BEGINNING, CONTAINING 18.62 ACRES, MORE OR LESS.

Being the same property conveyed to Cumberland View Towers, Inc., a Tennessee not-for-profit corporation by Warranty Deed dated September 29, 1978, of record in Book 5345, Page 660, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1201 Cheyenne Boulevard, Nashville, Tennessee 37215.

This conveyance is subject to all existing and recorded easements, rights of way and restrictions, all zoning regulations, federal state and local building restrictions, setback lines, and easements or right of ways for public utilities.

AND NOW, the undersigned, does hereby quitclaim and convey unto Cumberland Tower, LP, its successors and assigns, all of its interest in the property hereinabove described and to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 30th day of November, 2022.

CUMBERLAND VIEW TOWERS, INC.

By: _____
Myron Johnson, Chairman

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public of said State and County, Myron Johnson, Chairman of the Board of Cumberland View Towers, Inc., with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2022.

_____
NOTARY PUBLIC

Leslie Walsh
State of Tennessee
Notary Public
Davidson County

My Commission Expires: 1.3.23

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $NONE.

_____
AFFIANT

Subscribed and sworn to before me this 30th day of November, 2022.

_____
NOTARY PUBLIC

Leslie Walsh
State of Tennessee
Notary Public
Davidson County

My Commission Expires: 1.3.23

**Tennessee Certification of Electronic Document**

I, Amanda Gattinger, 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 November 30, 2022 (date of document).

Affiant Signature

December 5, 2022
Date

State of Ohio

County of Hamilton

Sworn to and subscribed before me this 5th day of December, 2022.

Samantha Musser
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

SAMANTHA MUSSER
Notary Public, State of Ohio
My Commission Expires
March 19, 2025