Karen Johnson Davidson County
Batch# 950156 DEEDQC
12/09/2022 03:49:47 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20221209-0128451

This Instrument Prepared By:
Tracy L. Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Ewing Heights, LP 1469 S. 4th Street Louisville, KY 40208	Ewing Heights, LP 1469 S. 4th Street Louisville, KY 40208	06002027200, 06006000501, 06002027101, and 06006000500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO and 00/100 Dollars ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, on this 6th day of December, 2022.

Notary Public

LISA A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

My Commission Expires: 9/7/2026

For and in consideration of the sum of ZERO and 00/100 Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, LDG Land Holdings, LLC, a Kentucky limited liability company ("Grantor"), does hereby quitclaim unto Ewing Heights, LP, a Tennessee limited partnership ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described on Exhibit A, attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon (collectively, the "Property").

The Property is improved property located at 334, 336 and 336A Ewing Drive, Nashville, Davidson County, Tennessee 37207

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 9th day of December, 2022.

GRANTOR:

LDG LAND HOLDINGS, LLC, a Kentucky limited liability company

By: _____
Name: Chris Dischinger
Title: Member

STATE OF NEW YORK
~~COMMONWEALTH OF KENTUCKY~~ PJ)
COUNTY OF ~~JEFFERSON~~ NEW YORK)
PJ

Before me, PETER D SHAY, a Notary Public of said County and State, personally appeared Chris Dischinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of LDG Land Holdings, LLC, the within named bargainor, a Kentucky limited liability company, and that he as such member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as a member.

Witness my hand and seal, at Office in aforesaid county and state this 7TH day of DECEMBER, 2022.

_____
Notary Public

My Commission Expires: 12/29/2022

PETER D SHAY
Notary Public - State of New York
No. 01SH6317234
Qualified in New York County
My Comm. Expires Dec. 29, 2022

EXHIBIT A
PROPERTY DESCRIPTION

The following tracts of land containing approximately 11.61 acres in Davidson County, Tennessee, and being more particularly described as follows:

TRACT I (334 Ewing Drive):

Land in Davidson County, Tennessee, being Lot(s) 113, as shown on the map entitled Section One, Hillhurst Acres, of record in Book 2331, Pages 50 and 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by William H. Wiles and Yvette Amick, Executor of the Estate of Thomas R. Wiles, deceased, to LDG Land Holdings, LLC, a Kentucky limited liability company, by Special Warranty Deed of record in Instrument No. 20220222-0020044, in the Register's Office for Davidson County, Tennessee.

TRACT II (336 Ewing Drive):

Parcel 1:

Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 10 and 11, on the Plan of the Bransford Realty Company's Subdivision of the Frank Brown Lands, of record in Plat Book 547, Page 126, Register's Office for Davidson County, Tennessee, being part of Lot No. 14, on the map showing subdivision of the James Cunningham Place, as of record in Plat Book 421, Page 173, Register's Office for Davidson County, Tennessee, and part of Lot No. 3 on the map of J. G. Creveling's Property, not of record, described together as follows:

Beginning at a point in the extreme southeast corner of a tract of land conveyed to C. H. Wiles and wife and William L. Taylor and wife, by Deed from C. M. Richmond et ux, as of record in Book 2436, Page 348, Register's Office for Davidson County, Tennessee, thence North 48° 30' East 281.1 feet to a point; thence North 41° 30' West 480 feet to a point; thence North 22° 17' West 304.3 feet to a point; thence South 7° 21' West 754-feet to a point; thence South 75° 22' East 330.3 feet to the point of beginning and containing 5.2 acres, more or less.

TOGETHER WITH THE FOLLOWING EASEMENTS GRANTED TO C. H. WILES AND WIFE VERA WILES, BY DEED FROM WILLIAM L. TAYLOR AND WIFE, OLLIE TAYLOR, DATED NOVEMBER 28, 1961, OF RECORD IN BOOK 3311, PAGE 574, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE:

A fifty (50) foot right-of-way, over property conveyed to C. H. Wiles and wife, Vera Wiles extending twenty-five (25) feet on each side of a center line described as follows:

Beginning at a spike in the center of a 50 foot private road, the same being the northwesterly portion of the 11.92 acre tract of land conveyed to William L. Taylor and C. H. Wiles by deed from C. M. Richmond as of record in Book 2436, page 349 in the Register's Office of Davidson County,

Tennessee, said point of beginning being S. 6° 01' W and 483.4 feet from the southerly margin of Ewing Lane; thence extending S 5°01' W 284.59 feet to the beginning of a curve having a radius of 286.48 feet, and continuing southeasterly along said curve 189.03 feet to the end of said curve; thence S 32° 51' E 56.60 feet to the beginning of a curve having a radius of 636.62 feet and continuing southeasterly around said curve 132.77 feet to the end of said curve; thence S 44° 48' E 59.67 feet to the beginning of another curve having a radius of 636.62 feet and continuing southeasterly along said curve 248.7 feet to the end of said curve; thence S 67° 1 E 100.65 feet to a point in the center of the private road; thence southwesterly, parallel to and 25 feet westerly from the westerly line of Lot No. 151, of Hillhurst Acres Subdivision extended 25 feet more or less to a point in the northerly margin of Hillhurst Acres Subdivision, as of record in Book 2331, page 136, Register's Office for Davidson County, Tennessee; said last mentioned point being in the center of a 50 foot wide strip of land conveyed to William L. Taylor and C. H. Wiles by deed from C. M. Richmond as of record in Book 2547, page 91, in the Register's Office for Davidson County, Tennessee.

An easement over the lands conveyed to C. H. Wiles and wife, Vera Wiles and William L. Taylor, and wife, 0llie Taylor, by deed of record in Book 2547, page 91, Register's Office for Davidson County, State of Tennessee, extending from the above right-of-way to the. northerly margin of Kenneth Drive and being fifty feet wide.

An easement over a 50.4 foot right-of-way extending from a southerly margin of Ewing Lane to the northerly margin or the beginning point of the above right-of-way, being part of the property conveyed to William L. Taylor and wife, Ollie Taylor, and C. H. Wiles and wife, Vera Wiles by deed of record in Book 2436, page 348, Register's Office for Davidson County, Tennessee.

Parcel 2:

Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee being parts of Lots Nos. 10 and 11 on the Plan of Bransford Realty Company's Subdivision of the Frank Brown Plat, as of record in Plat Book 547, Page 126, Register's Office for said County, being part of Lot No. 14 on the Map showing subdivision of the James Cunningham Place, as of record in Plat Book 421, page 173, said Register's Office, and part of Lot No. 3 on the Map of J.G. Creveling's Property, not of record, described together according to a survey made by William C. Parrish, February 25, 1955 as follows:

Beginning on the southerly margin of Ewing Creek Road in the easterly line of the property conveyed to Walter Cleveland Tune and wife, by deed from Wallace E. Bennett and wife, of record in Book 967, page 206, said Register's Office, thence with Tune's easterly line South 5 degrees 01 minutes West 1138 feet; thence South 75 degrees 22 minutes. East 713.1 feet; thence North 48 degrees 30 minutes East 281.1 feet; thence North 41 degrees 30 minutes West 480 feet; thence North 22 degrees 17 minutes West 304.3 feet; thence North 78 degrees 3 minutes West 360.6 feet; thence North 5 degrees 1 minute East 403.4 feet to the southerly margin of Ewing Creek Road; thence with said Road North 78 degrees 3 minutes West 50.4 feet to the beginning, containing 11.92 acres, more or less.

Included in the above and foregoing description, but expressly excluded from this conveyance is that tract or parcel of land containing 3.3 acres, more or less, heretofore conveyed to Charles H. Wiles, a single person by William L. Taylor, a single person (widower) by Warranty Deed dated November 24, 1986, of record in Book 7083, Page 205, Register's Office for Davidson County, Tennessee.

Expressly included in this conveyance are all easements or rights-of-way fully mentioned and described within that certain agreement as executed November 28, 1961 and which said agreement appears of record in Book 3311, Page 574, in the Register's Office for Davidson County, Tennessee.

Parcel 3:

Being the easterly fifty feet of Reserved Parcel No. 1 of Section 4, Hillhurst Acres, in the 12th Civil District of said County, as of record in Book 2331, Page 136, according to a survey made by William C. Parrish on May 22nd, 1956, and more particularly described as follows:

Beginning at a point on the north boundary of Kennith Drive at the southwest corner of Lot 151 on said plan; thence running in a northeasterly direction parallel with the westerly line of said Lot 151, 330.8 feet to the southerly line of C. H. Wiles property; thence parallel with the said Wiles property in a northwesterly direction, 50 feet to a point; thence in a southwesterly direction in a straight line to a point in the north right of way line of said Kennith Drive at the point which Kennith Drive deadends with the property of R. L. Blanton, said line running approximately 330.8 feet; thence in a southeasterly direction along the north boundary of Kennith Drive, 50 feet more or less to the point of beginning.

Parcels 1, 2 and 3 above being the same property conveyed by William H. Wiles and Yvette Amick to LDG Land Holdings, LLC, a Kentucky limited liability company, by Special Warranty Deed of record in Instrument No. 20220222-0020045, in the Register's Office for Davidson County, Tennessee.

TRACT III (336A Ewing Drive):

Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 10 and 11, on the Plan of Bransford Realty Company's Subdivision of the Frank Brown Lands, of record in Plat Book 547, page 126, Register's Office for Davidson County, Tennessee, being part of Lot No. 14 on the map showing subdivision of the James Cunningham Place, as of record in Plat Book 421, page 173, Register's Office for Davidson County, Tennessee, and part of Lot No. 3, on the map of J. G. Creveling's Property, not of record, described together as follows:

Beginning at a point in the easterly line of the property conveyed to Walter C. Tune and wife, by deed from Wallace E. Bennett and wife, as of record in Book 967, page 206, Register's Office for Davidson County, Tennessee, the same being south 5° 01' west and 403.4 feet from the south margin of Ewing Lane; thence continuing south 5° 01'west 734.6 feet to a point; thence south 75° 23' east 382.8 feet to a point; thence north 7° 21'east 754 feet to a point; thence north 78° 03' west 360.6 feet to a concrete monument of the southwest corner of Hillhurst Acres Sub. Sec. One, as of Record in Plat Book 2331, page 50, Register's Office for Davidson County, Tennessee; thence continuing north 78° 03' west 50.4 feet, in all 411 feet to the point of beginning and containing 3.3 acres, more or less.

TOGETHER WITH THE FOLLOWING EASEMENTS GRANTED TO C. H. WILES AND WIFE VERA WILES, BY DEED FROM WILLIAM L. TAYLOR AND WIFE, OLLIE TAYLOR, DATED NOVEMBER 28, 1961, OF RECORD IN BOOK 3311, PAGE 574, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE:

A fifty (50) foot right-of-way, over property conveyed to C. H. Wiles and wife, Vera Wiles extending twenty-five (25) feet on each side of a center line described as follows:

Beginning at a spike in the center of a 50 foot private road, the same being the northwesterly portion of the 11.92 acre tract of land conveyed to William L. Taylor and C. H. Wiles by deed from C. M. Richmond as of record in Book 2436, page 349 in the Register's Office of Davidson County, Tennessee, said point of beginning being S. 6° 01' W and 483.4 feet from the southerly margin of Ewing Lane; thence extending S 5°01' W 284.59 feet to the beginning of a curve having a radius of 286.48 feet, and continuing southeasterly along said curve 189.03 feet to the end of said curve; thence S 32° 51' E 56.60 feet to the beginning of a curve having a radius of 636.62 feet and continuing southeasterly around said curve 132.77 feet to the end of said curve; thence S 44° 48' E 59.67 feet to the beginning of another curve having a radius of 636.62 feet and continuing southeasterly along said curve 248.7 feet to the end of said curve; thence S 67° 1 E 100.65 feet to a point in the center of the private road; thence southwesterly, parallel to and 25 feet westerly from the westerly line of Lot No. 151, of Hillhurst Acres Subdivision extended 25 feet more or less to a point in the northerly margin of Hillhurst Acres Subdivision, as of record in Book 2331, page 136, Register's Office for Davidson County, Tennessee; said last mentioned point being in the center of a 50 foot wide strip of land conveyed to William L. Taylor and C. H. Wiles by deed from C. M. Richmond as of record in Book 2547, page 91, in the Register's Office for Davidson County, Tennessee.

An easement over the lands conveyed to C. H. Wiles and wife, Vera Wiles and William L. Taylor, and wife, Ollie Taylor, by deed of record in Book 2547, page 91, Register's Office for Davidson County, State of Tennessee, extending from the above right-of-way to the northerly margin of Kenneth Drive and being fifty feet wide.

An easement over a 50.4 foot right-of-way extending from a southerly margin of Ewing Lane to the northerly margin or the beginning point of the above right-of-way, being part of the property conveyed to William L. Taylor and wife, Ollie Taylor, and C. H. Wiles and wife, Vera Wiles by deed of record in Book 2436, page 348, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Colin Michael McCarthy to LDG Land Holdings, LLC, a Kentucky limited liability company, by Warranty Deed of record in Instrument No. 20220222-0020046, in the Register's Office for Davidson County, Tennessee.

The above described property is the same property described by a survey prepared by L. Brandon Lambert, TN RLS No. 2828 with Chastain Skillman, dated November 18, 2022, last revised December 5, 2022, Project No. 1027801, as follows:

Being a tract of land lying in the 2nd District of Davidson County, Nashville, Tennessee, and being Lot 113 of Hillhurst Acres, Section One, as recorded in Plat Book 2331, Page 50 & 51 Register's Office of Davidson County, Tennessee (RODC), portions of Lots 10 & 11 of Subdivision of the Frank Brown Place as recorded in Plat Book 547, Page 126, RODC, a portion of Lot 14 of Subdivision of James Cunningham Place as recorded in Plat Book 421, Pg. 173, RODC, and a portion of Reserved Parcel No. 1 of Hillhurst Acres, Section Four, as recorded in Plat Book 2331, PG. 136, RODC. Said tract being bounded on the east by Lots 110, 111, 112, 114, 115, 116, 177 and 118 of said Hillhurst Acres, Section One, bounded on the southeast by the northwestern right of way (ROW) of Interstate 65, bounded on the southwest by a portion of

said Reserved Parcel No. 1 and by Dale and Cheryl Broadrick as recorded in Instrument Number 201005280041427, RODC, bounded on the west by said Dale and Cheryl Broadrick and by Lot 2 of Eden Estate as recorded in Plat Book 4060, Page 44, RODC, and bounded on the north by the southern ROW of Ewing Drive. Said tract being more particularly described as follows:

POINT OF BEGINNING being a point lying on said southern ROW of Ewing Drive, being the northeast corner of said Lot 112 and being ±585 feet east of the centerline intersection of Richmond Hill Drive and Ewing Drive; thence leaving said ROW of Ewing Drive and with the common line of said Lot 112 South 17°12'06" West 399.26 feet to a found 3/8" iron rod; thence with the common line of said Lots 112, 111 and 110 South 72°54'01" East 285.39 feet to a found concrete monument; thence with the common line of said Lots 114 and 115 South 17°04'44" East 304.26 feet to a found concrete monument; thence with the common line of said Lots 115, 116, 117 and 118 South 36°44'37" East 383.22 feet to a found iron rod with S&ME cap lying on said northwestern ROW of Interstate 65; thence with said ROW of Interstate 65 with the following: South 56°16'06" West 205.41 feet to a found concrete monument; thence South 55°07'53" West 277.40 feet to a point; thence leaving said ROW of Interstate 65 and with the common line of said portion of Reserved Parcel No. 1 North 39°29'29" East 108.80 feet to a point; thence with the common line of said portion of Reserved Parcel No. 1 and said Broadrick North 70°06'08" West 544.48 feet to a found 5/8" iron rod; thence with the common line of said Broadrick with the following: North 09°38'36" East 172.52 feet to a found 3/8" iron rod; thence North 10°27'24" East 222.73 feet to a found iron rod with cap; thence with the common line of said Broadrick and said Lot 2 North 10°21'13" East 740.79 feet to a point lying on said southern ROW of Ewing Drive; thence with said ROW of Ewing Drive with the following: South 72°47'50" East 50.10 feet to a point; thence South 10°15'24" West 28.23 feet to a point; thence with a curve to the right having an arc length of 42.30 feet, a central angle of 96°56'45", a radius of 25.00 feet, and having a chord bearing and distance of North 58°43'47" East 37.43 feet to a point; thence South 72°47'50" East 94.84 feet to the point of beginning. Tract contains 527,448 square feet or 12.11 acres. Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed by William H. Wiles and Yvette Amick, Executor of the Estate of Thomas R. Wiles, deceased, to LDG Land Holdings, LLC, a Kentucky limited liability company, by Special Warranty Deed of record in Instrument No. 20220222-0020044, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by William H. Wiles and Yvette Amick to LDG Land Holdings, LLC, a Kentucky limited liability company, by Special Warranty Deed of record in Instrument No. 20220222-0020045, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Colin Michael McCarthy to LDG Land Holdings, LLC, a Kentucky limited liability company, by Warranty Deed of record in Instrument No. 20220222-0020046, in the Register's Office for Davidson County, Tennessee.