Karen Johnson Davidson County
Batch# 950156 DEEDQC
12/09/2022 03:49:47 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221209-0128452

This Instrument Was Prepared:
Robert M. Holland, Jr.
Butler Snow, LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Address New Owner(s):	**Send Tax Bills to:**	**Tax Parcel No.:**
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	Exempt	06002027200 06002027101 06006000501 06006000500

QUITCLAIM DEED

FOR AND CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **EWING HEIGHTS, LP**, a Tennessee limited partnership (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY**, a public body and a body corporate and politic organized and existing pursuant to Tennessee Code Annotated Sections 13-20-101 et seq., all of its right, title and interest in the property in the County of Davidson, State of Tennessee, more particularly described on Exhibit A attached hereto and made a part hereof.

This is improved property known as known as 334, 336, and 336A Ewing Dr., Nashville, Tennessee.

THE GRANTEE IS ACCEPTING THIS PROPERTY AS IS. THE GRANTOR WILL REMAIN RESPONSIBLE FOR SATISFYING ANY AND ALL LIENS OR ENCUMBRANCES AGAINST THE PROPERTY. THE GRANTEE IS NOT UNDER ANY OBLIGATION TO CURE SAID LIENS OR EXCEPTIONS. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of December, 2022.

[Signatures on following page]

GRANTOR:

EWING HEIGHTS, LP, a Tennessee limited partnership

By: LDG EWING HEIGHTS, LLC, a Tennessee limited liability company, its General Partner

By: _____
Chris Dischinger, Managing Member

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

Before me, the undersigned authority, 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 Managing Member of LDG Ewing Heights, LLC, a Tennessee limited liability company, the General Partner of Ewing Heights, LP, the within named bargainor, a Tennessee limited partnership, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of LDG Ewing Heights, LLC in its capacity as General Partner of the limited partnership, and on its behalf, by himself as Managing Member of said General Partner.

NEW YORK PS Witness my hand and seal, at Office in aforesaid county and ~~Commonwealth~~ STATE PS of ~~Kentucky~~, 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Tracy A. Chrisman

Sworn to and subscribed before me this
6th day of December, 2022

Lisa A. Williams
Notary Public
My Commission Expires: 9/7/2026

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

EXHIBIT A

PROPERTY DESCRIPTION

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 LDG Land Holdings, LLC, a Kentucky limited liability company, to Ewing Heights, L.P., a Tennessee limited partnership by Quitclaim Deed of record in Instrument No. 20221209-0128451, in the Register's Office for Davidson County, Tennessee.