Karen Johnson Davidson County
Batch# 951903 DEEDQC
12/15/2022 11:43:31 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221215-0129953

This Instrument Prepared By:
Hannah K.V. Cassidy
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Birchstone Village, L.P. 1011 Cherry Avenue Nashville, TN 37203	Birchstone Village, L.P. 1011 Cherry Avenue Nashville, TN 37203	043-10 0 120.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

KAYLA HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 7, 2026

Affiant

SUBSCRIBED AND SWORN TO before me, on this 13th day of December, 2022.

Notary Public

My Commission Expires: 09-07-26

For and in consideration of the sum of TEN and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **First Cumberland Properties, Inc.**, a Tennessee corporation ("Grantor"), does hereby quitclaim unto **Birchstone Village, L.P.**, a Tennessee limited partnership ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel 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 (the "Property").

The Property is unimproved property known as 616 Dupont Avenue, Madison, Davidson County, Tennessee 37115, more particularly described on Exhibit A.

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Witness my hand this 1st day of December, 2022.

GRANTOR:

FIRST CUMBERLAND PROPERTIES, INC., a Tennessee corporation

By: _____
Robert K. Trent
Authorized Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Kayla Hardison, a Notary Public of said County and State, personally appeared Robert K. Trent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of First Cumberland Properties, Inc., a Tennessee corporation, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained being authorized to do so, by signing the name of the corporation by himself as Authorized Representative.

Witness my hand and seal, at Office in Nashville, Tennessee, this 5th day of December, 2022.

Kayla Hardison
Notary Public

My Commission Expires: 09-07-26

KAYLA HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 7, 2026

[SIGNATURE PAGE TO QUITCLAIM DEED - FIRST CUMBERLAND TO BIRCHSTONE]

EXHIBIT A

PROPERTY DESCRIPTION

Being a certain tract of land lying in the Ninth Council District of Madison, Metropolitan Nashville, Davidson County, Tennessee. Said tract is shown as Parcel 120 on the Davidson County Property Map Number 43-10. Said Parcel also contains Lots 4 & 5 as shown on the plat entitled, Madison Church of Christ Subdivision, of record as Instrument Number 201308290091466, in the Register's Office for Davidson County, Tennessee. Said parcel is located on the southerly right-of-way line of N. Dupont Avenue, approximately 87' from the centerline intersection of May Drive, and being more particularly described, by metes and bounds, as follows:

Beginning at an existing iron rod with a cap stamped, Ragan-Smith & Associates, (N: 704,602.91, E: 1,763,482.82) in the southerly right-of-way line of N. Dupont Avenue, at the northwesterly corner of O.I.C. Soren Homeowners Association, of record as Instrument Number 20220502-0050846, in the Register's Office for Davidson County, Tennessee, and being the northeasterly corner of the herein described property;

Thence, leaving said N. Dupont Avenue with said O.I.C. Soren Homeowners Association, for the next four calls:
1) South 07°51'38" West, 183.99 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates;
2) North 83°00'00" West, 56.71 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates;
3) South 07°01'06" West, 302.67 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates;
4) South 83°00'41" East, 617.47 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates, in the westerly line of O.I.C. Bixler Farms Townhomes, of record as Instrument Number 200702130018434, in the Register's Office for Davidson County, Tennessee;

Thence, with said O.I.C. Bixler Farms Townhomes, South 00°00'00" East, 362.69 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates, in the northerly right-of-way line of State Route 45;

Thence, with said State Route 45, for the next three calls:
1) North 84°30'37" West, 405.06 feet to an existing concrete highway monument;
2) North 79°14'41" West, 265.92 feet to an existing concrete highway monument;
3) South 84°47'44" West, 322.38 to an existing iron rod with a cap stamped, Ragan-Smith & Associates, at the southeasterly corner of October Homes, L.P., of record as Instrument Number 201002010007741, in the Register's Office for Davidson County, Tennessee;

Thence, leaving said State Route 45 with said October Homes, L.P., for the next six calls:
1) North 03°12'25" West, 259.73 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates;
2) North 06°59'50" East, 231.37 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates;
3) South 83°01'05" East, 49.50 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates;
4) North 07°01'59" East, 236.94 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates;
5) North 83°00'00" West, 94.53 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates;

6) North 07°06'21" East, 171.08 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates, at a southeasterly corner of Agape, of record as Instrument Number 201906210059877, in the Register's Office for Davidson County, Tennessee, which is shown as Lot 3 on the plat entitled, Madison Church of Christ Subdivision, of record as Instrument Number 201308290091466, in the Register's Office for Davidson County, Tennessee;

Thence, with said Lot 3, North 07°06'21" East, 20.00 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates, in the southerly right-of-way line of N. Dupont Avenue;

Thence, with said N. Dupont Avenue, South 82°08'22" East, 473.89 feet to the point of beginning and containing 560,299 square feet or 12.86 acres, more or less.

Together with Easement and other rights granted in Easement Grant and Agreement to Remove House of record as Instrument No, 20051129-0143579, said Register's Office.

Together with Easement and other rights granted by Detention Facilities and Easement Agreement of record as Instrument No. 20051129-0143580, said Registers Office.

Together with the appurtenant easement rights contained in Easement and Maintenance Agreement between October Homes, L.P. and Bixler Farms, LLC, dated March 1, 2010, of record in Instrument Number 20100317-0020036, as amended by First Amendment to the Easement and Maintenance Agreement filed for record as Instrument No. 2022-1213-012935, in the Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to First Cumberland Properties, Inc., by Quitclaim deed of record as Instrument Number 20210630-0088599, Register's Office for Davidson County, Tennessee.