Karen Johnson Davidson County
Batch# 965546 DEEDQC
01/30/2023 11:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230130-0006788

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Intuition Development, LLC 1400 5th Avenue North Nashville, TN 37208	New Owner	163-00-0-067.00

This purpose of this deed is to convey the new survey legal description of the property and is the same property as conveyed in Instrument No. **20230130-0006664** ***, Register's Office for Davidson County, Tennessee.***

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **BARBARA EATHERLY AND WILLIAM B. OWEN** by these presents do hereby quitclaim and convey unto **INTUITION DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** its successors and assigns, all of its right, title and interest in and to the following described tract of land:

Certain real estate in Davidson County, Tennessee, more particularly described as follows:

Being a tract of land in the 32nd Council District of Davidson County, Tennessee, said tract being part of Tract #1 on the map showing the Walker Farm, near Antioch, Tennessee, as of record in Plan Book 2, Page 169, Chancery Court at Nashville, Tennessee, said tract being more particularly described as follows:

Beginning at a point on the eastern margin of Hickory Hollow Pkwy (60' R.O.W.), said point being South 86 degrees 31 minutes 37 seconds East 1.25 feet from a ½" Iron Rod, said point also being 2,150 feet from the intersection of Hickory Hollow Pkwy and Mt View Road, thence leaving said margin and with a southern line of the Vastland Development, Inc. property as of record in QC-20051128 0143118, Register's Office for Davidson County, Tennessee, South 86 degrees 31 minutes 37 seconds East for 402.14 feet to a ½" Iron Rod;

Thence with a western line of said Vastland property South 08 degrees 07 minutes 20 seconds West for 543.11 feet to a ½" Iron Rod capped Elliott on the northern line of the HMC LLC property as of record in QC-20221026 0115833, Register's Office for Davidson County, Tennessee;

Thence leaving said Vastland property and with said north line of the HMC property North 89 degrees 05 minutes 56 seconds West for 321.70 feet to a point on said eastern margin of Hickory Hollow Pkwy, said point being South 89 degrees 05 minutes 56 seconds East 8.23 feet from a ½" Iron Rod;

Thence leaving said HMC property and with said margin along a curve to the left having a radius of 550.87 feet, a chord bearing and length of North 14 degrees 35 minutes 40 seconds West 92.14 feet for a curve length of 92.25 feet to a point;

Thence North 19 degrees 23 minutes 30 seconds West for 34.17 feet to a point;

Thence along a curve to the right having a radius of 351.97 feet, a chord bearing and distance of North 00 degrees 05 minutes 08 seconds West 232.73 feet for a curve length of 237.19 feet to a point;

Thence North 19 degrees 13 minutes 13 seconds East for 101.74 feet to a point;
Thence along a curve to the left having a radius of 149.99 feet, a chord bearing and distance of North 00 degrees 35 minutes 47 seconds West 105.49 feet for a curve length of 107.79 feet to a point;

Thence North 21 degrees 11 minutes 01 seconds West for 1.38 feet to the Point of Beginning, said tract of land herein described containing 4.863 acres more or less and being according to a boundary survey by Clint Elliott Survey dated 6-3-2022, Jason Garrett TN RLS #2861.

Being the same property conveyed to TKS Development Corp. by Warranty deed from Rick Bozman and wife, Jennifer Bozman of record in Book 7525, page 619, Register's Office for Davidson County, Tennessee, dated April 20, 1988 and recorded on April 25, 1988.

Being the same property conveyed to The William B. Owen Money Purchase Pension Plan by Final Decree Confirming Sale from Claudia C. Bonnyman, Clerk and Master of record in Book 8573, page 68, Register's Office for Davidson County, Tennessee, recorded on March 12, 1992.

Being the same property conveyed to William B. Owen by Quitclaim deed from Donald R. Coomer, Trustee a/k/a Donald Coomer, Trustee for the William B. Owen Money Purchase Pension Plan of record in Instrument No. 20110112-0003303 Register's Office for Davidson County, Tennessee, dated December 20, 2010 and recorded on January 12, 2011.

Being the same property conveyed to Grantee(s) by Warranty Deed recorded simultaneously herewith in Instrument #**20230130-0006664**, Register's Office for Said County.

Being also known as 5088 Hickory Hollow Parkway, Nashville, Tennessee 37013.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27th day of January 2023.

Barbara Eatherly

William B. Owen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Eatherly and William B. Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of January, 2023.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-24

6-17-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 27TH day of January 2023.

Affiant

My commission expires:
(Affix Seal)

Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 January 30, 2023 (date of document).

Affiant Signature

January 30, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 30th day of January, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023