	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE - EXEMPT
THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	

Karen Johnson Davidson County
Batch# 968373 DEEDQC
02/07/2023 12:26:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230207-0008911

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Metropolitan Government of Nashville and Davidson County, Tennessee	**NEW OWNER**	**P/O 08600034800 P/O 08600032700**
P.O. Box 196300		
Nashville, TN 37219		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Meritage Homes of Tennessee, Inc.,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **The Metropolitan Government of Nashville and Davidson County, Tennessee,** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

SEE ATTACHED EXHIBIT "A"

BEING A PORTION OF THE PROPERTY CONVEYED TO MERITAGE HOMES OF TENNESSEE, INC. FROM THE LUX DEVELOPMENT GROUP, LLC BY DEED OF RECORD INSTRUMENT NO 20210106-0002300, R.O.D.C.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

This is unimproved property commonly known as P/O 0, 1209 & 1213 Tulip Grove Rd., Hermitage, TN 37076

WITNESS my/our hands this 30 day of January, 2023.

Meritage Homes of Tennessee, Inc.

By: DAVE BULLOCH
Its: PRESIDENT

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dave Bullock, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are Division President of Meritage Homes of Tennessee, Inc. and are authorized to execute the within instrument on its behalf.

Witness my hand and seal at office on this, the 30 day of January, 2023.

My commission expires: June 24, 2025

NOTARY PUBLIC

CHELSEE CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, COMMENCING AT AN IRON PIN FOUND WITH A TN STATE PLANE COORDINATE OF NORTH 671,608.4387, EAST 1,793,083.9010, SAID IRON PIN BEING ON THE EASTERLY RIGHT OF WAY OF TULIP GROVE ROAD, SAID IRON PIN ALSO BEING THE SOUTHWEST CORNER OF MYRA RUTH ROBERTSON AS OF RECORD INSTRUMENT NO. 20030103-001112, REGISTER'S OFFICE OF DAVIDSON COUNTY, (R.O.D.C.);

THENCE, LEAVING TULIP GROVE ROAD, N 84°31'28" E, FOR A DISTANCE OF 17.00 FEET TO AN IRON PIN SET, BEING THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HERE-ON;

THENCE, N 84°31'28" E, FOR A DISTANCE OF 87.83 FEET TO AN IRON PIN FOUND;

THENCE, N 10°54'04" W, FOR A DISTANCE OF 242.31 FEET TO AN IRON PIN FOUND;

THENCE, N 14°46'49" E, FOR A DISTANCE OF 131.90 FEET TO A FENCE POST, SAID FENCE POST BEING ON THE SOUTHERN BOUNDARY OF DEWEY T. AND ZELANDER HOCKETT AS OF RECORD IN INSTRUMENT NO. 201700512-0047334, R.O.D.C.;

THENCE, S 72°42'04" E, FOR A DISTANCE OF 177.90 FEET TO A FENCE POST AT THE SOUTHEAST CORNER OF DEWEY T. AND ZELANDER HOCKETT;

THENCE, N 7°46'44" E, FOR A DISTANCE OF 676.53 FEET TO AN IRON PIN FOUND, SAID IRON PIN BEING ON THE SOUTHERN BOUNDARY OF WILLIAM H. AND DOROTHY P. EWIN AS OF RECORD IN INSTRUMENT NO. 20170427-0041352, R.O.D.C.;

THENCE, S 77°57'57" E, FOR A DISTANCE OF 122.51 FEET TO AN IRON PIN SET;

THENCE, SEVERING THE LANDS OF MERITAGE HOMES OF TENNESSEE INC, AS OF RECORD IN INSTRUMENT NUMBER 20210106-0002300, R.O.D.C, WITH A NEW LINE, THE FOLLOWING TEN CALLS:

1. THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 508.00 FEET, AN ARC LENGTH OF 382.16 FEET, A DELTA ANGLE OF 43° 06' 11.24", A CHORD BEARING OF S 14°56'01" E, AND A CHORD DISTANCE OF 373.22 FEET TO AN IRON PIN SET ;

2. THENCE, S 36°29'07" E, FOR A DISTANCE OF 506.53 FEET TO AN IRON PIN SET;

3. THENCE, S 53°39'46" W, FOR A DISTANCE OF 81.64 FEET TO AN IRON PIN SET;

4. THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET AN ARC LENGTH OF 64.35 FEET A DELTA ANGLE OF 09° 49' 52.70", A CHORD BEARING OF S 48°44'49" W, AND A CHORD DISTANCE OF 64.27 FEET TO AN IRON PIN SET ;

5. THENCE, S 43°49'53" W, FOR A DISTANCE OF 80.71 FEET TO AN IRON PIN SET;

6. THENCE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 253.67 FEET, A DELTA ANGLE OF 52° 51' 09.63", A CHORD BEARING OF S 70°15'28" W, AND A CHORD DISTANCE OF 244.78 FEET TO AN IRON PIN SET ;

7. THENCE, N 83°18'57" W, FOR A DISTANCE OF 250.18 FEET TO AN IRON PIN SET ;

8. THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET, AN ARC LENGTH OF 114.43 FEET, A DELTA ANGLE OF 10° 29' 23.48", A CHORD BEARING OF N 88°33'39" W, AND A CHORD DISTANCE OF 114.27 FEET TO AN IRON PIN SET ;

9. THENCE, S 86°11'39" W, FOR A DISTANCE OF 90.22 FEET TO AN IRON PIN SET;

10. THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 958.08 FEET, AN ARC LENGTH OF 7.85 FEET, A DELTA ANGLE OF 00° 28' 10.03", A CHORD BEARING OF N 05°38'59" W, AND A CHORD DISTANCE OF 7.85 FEET TO POINT OF BEGINNING FOR AN AREA OF 9.53 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, P.C.

BEING A PORTION OF THE PROPERTY CONVEYED TO MERITAGE HOMES OF TENNESSEE, INC. FROM THE LUX DEVELOPMENT GROUP, LLC BY DEED OF RECORD INSTRUMENT NO 20210106-0002300, R.O.D.C.