THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 13 day of February, 2023. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 970625 DEEDQC
02/14/2023 11:31:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230214-0010670

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Feb. 28, 2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bentley Ridge GP, a Tennessee General Partnership 7110 Peach Court Brentwood, TN 37027	New Owner	070-07-0-011.00 070-07-0-012.00

THE PURPOSE OF THIS QUITCLAIM DEED IS TO COMBINE TWO PARCELS INTO ONE PARCEL.

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Bentley Ridge GP, a Tennessee General Partnership,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Bentley Ridge GP, a Tennessee General Partnership,** their heirs and assigns, all of their interest in the following land:

Tract I:

Land in Davidson County, Tennessee, Being Lot No. 7 on the Unrecorded Plan of the Subdivision of the J. S. Spurlock Land in the 13th Civil District of Said County, Described According to a Survey Made by John Wilkes, Civil Engineer, February 3, 1938, as Follows:

Beginning on the Northerly Margin of Young's Lane, at a Point 526 Feet West of the Westerly Margin of the Old Buena Vista Pike, Said Point Being the Corner of Lots Nos. 6 and 7; Thence With the Line Between Said Two Lots, Northwardly 513 Feet: Thence South 75-314 Degrees West 75 Feet to the Corner of Lots Nos. 7 and 8; Thence With the Line Between Said Two Lots Southwardly 523 Feet to the Northerly Margin of Young's Lane; Thence With Said Lane, Eastwardly 75 Feet to the Beginning.

Included in the Above Described Property but Expressly Excluded Therefrom:

Land in Davidson County, Tennessee, Being of Lot No. 7 on the Unrecorded Plan of the Subdivision of the J. S. Spurlock Land in the 13th Civil District of Said County, Described as Follows:

Right-of-way: Beginning at a Point on the Existing Northerly Right-of-way Margin of Trinity Lane, Said Point Being the Southeasterly Corner of the Aforementioned Lyle Property; Thence With Said Existing Northerly Right-of-way and a Curve to the Left, Having a Radius of Which Is 11489.16 Feet, a Central Angle of 00 Degrees 20 minutes 6.3 seconds, and an Arc Length of 67.19 Feet, to a Point; Thence Leaving Said Northerly Right-of-way With a New Line North 73 Degrees 19 minutes 25 seconds East, 67.31 Feet to a Point on the Easterly Boundary of the Aforesaid Lyle Property; Thence With Said Easterly Boundary South 11 Degrees 10 degrees 05 minutes East, 1.43 Feet, More or Less, to the Point of Beginning, Containing 45.66 Square Feet. Or 0.001 Acre, More or Less.

Being the same property conveyed to Bentley Ridge GP, a Tennessee General Partnership by Warranty Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company of record in Instrument 20211202-0159797, Register's Office for Davidson County, Tennessee, recorded on December 2, 2021.

Tract II:

Being Lot No. 8 on the unrecorded plan of the Subdivision of the J.S. Spurlock land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by John Wilkes, Civil Engineer, February 3, 1938 as follows:

Beginning on the Northerly margin of Young's Lane at a point 601 feet West of the Westerly margin of the old Buena Vista Pike, said point being the corner of Lots Nos. 7 and 8; thence with the line between said two lots Northwardly 523 feet; thence South 75-3/4 degrees West 75 feet to the corner of Lots Nos. 8 and 9; thence with the line between said two lots Southwardly 533 feet to the Northerly margin of Young's Lane; thence with said Lane, Eastwardly 75 feet to the beginning.

Being the same property conveyed to Bentley Ridge GP, a Tennessee General Partnership by Quitclaim Deed from 1015 West Trinity GP, a Tennessee General Partnership of record in Instrument _____, Register's Office for Davidson County, Tennessee, recorded on _____.

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 13 day of February, 2023.

Bentley Ridge GP

_____

By: Adam Kan
Its: Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Adam Kan 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 Partner of Bentley Ridge GP, a Tennessee general partnership the within named bargainor, and that he as such Partner being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by himself as Partner.

Witness my hand and official seal at office, this 13 day of February, 2023.

_____

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026