QUITCLAIM DEED

Karen Johnson Davidson County Batch# 984386 DEEDQC 03/24/2023 10:07:18 AM 3 pgs Fees: $17.00 Taxes: $0.00 20230324-0021445	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this the 23rd day of ~~February~~ March 2023. Notary Public My commission expires: 8/19/2026

BRENDA NORTON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:

North, Pursell & Ramos, PLC
Suite 1850, 414 Union Street, Nashville, TN 37219
Attn: R.H. Pursell

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
River Landing Development, LLC 116 Secretariat Place, Hendersonville, TN 37075	New Owner	043 00.0 008.00

FOR AND IN CONSIDERATION of the sum of $0.00, RHOTEN DEVELOPMENT COMPANY, INC., a Tennessee corporation, by these presents does hereby quitclaim and convey unto RIVER LANDING DEVELOPMENT, LLC, a Tennessee limited liability company, its successors, and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is unimproved property known as W Side Keeton Ave N, Old Hickory Blvd, TN 37138.

[*Signature page to follow*]

Exhibit A

Legal Description

Land in the 11th Councilmanic District of Davidson County, Tennessee more particularly described as follows:

Beginning at an iron rod on the western right-of way of Keeton Ave, said point being the southeast corner of Lot 11 on the First Revision of Final Plat of Cluster Lot Subdivision, River Landing, Section 1 Phase 1 of record in Inst# 200609180115492 R.O.D.C., TN; thence N67°47'15"E 48.97' to a mag. nail in a rock on the right of way of said Keeton Avenue; thence with the said right of way S41°20'00"E 181.75' to an iron rod at the corner of Natalie B. Dillard of record in Inst# 201010150082773 R.O.D.C., TN; thence with the line of said Natalie B. Dillard and Myers E Brown of record in Bk. 5402, pg.974 R.O.D.C., TN, S60°56'45"W 2630.90' to the Cumberland River; thence with the Cumberland River N16°33'43"W 1180.85' to an iron rod; thence leaving the said Cumberland River and with the line of Carole F. Rhoten of record in Inst# 201401100002864 R.O.D.C. TN, the following 5 calls: N74°53'27"E 250.49' to an iron rod; thence S16°19'56"E 158.97' to an iron rod; thence S26°24'03"E 53.90' to an iron rod; thence N74°53'27"E 702.27' to an iron rod; thence N89°47'22"E 260.73' to an iron rod on the temporary turnaround for First Revision Final Plat of Cluster Lot Subdivision River Landing Section 1, Phase 1 of record in Inst # 200609180115492 R.O.D.C. TN; thence with the said temporary turnaround and a curve to the right having a radius of 50' and a long chord of 81.43', said chord having a bearing of N66°09'43"E a distance along the curve of 95.15' to a point; thence with a turnout curve to the left having a radius of 25.00' and a long chord of 21.36', said chord having a bearing of S84°36'22"E a distance along the curve of 22.07' to a point on the northerly margin of River Landing Way; thence crossing River Landing Way S41°12'14"W 48.58' to a point on the southerly margin of River Landing Way, said point also being the northwesterly corner of Lot 24 of said First Revision Final Plat of Cluster Lot Subdivision River Landing Section 1 Phase 1 of record in Inst #200609180115492 R.O.D.C., TN; thence with said First Revision Final Plat of Cluster Lot Subdivision River Landing Section 1 Phase 1 of record in Inst #200609180115492 R.O.D.C., TN the following calls: S19°53'37"E 105.35' to an iron rod; thence N67°33'26"E 235.79' to an iron rod; thence N20°32'17"W 27.86' to a point in a fence; thence N67°33'26"E 112.48' to an iron rod on River Landing Lane thence with said Lane S22°26'34"E 44.59' to an iron rod; thence crossing said River Landing Lane N67°33'26"E 307.20' to an iron rod; thence N03°03'57"E 24.93' to an iron rod; thence N67°33'26"E 339.76' to an iron rod; thence S25°23'52"E 120.16' to an iron rod; thence with a curve to the left having a radius of 277.00' and a long chord of 49.32', said chord having a bearing of N66°12'57"E, a distance along the curve of 49.38' to an iron rod; thence N61°06'30"E 43.14' to the point of beginning containing 34.78 acres more or less.

Being a portion of the property owned by Lakewood/R3, LLC of record in Book 200512050145703, R.O.D.C. TN conveyed to Rhoten Development Company, Inc. by Substitute Trustee's Deed of record in Inst.# 20090904-0083331 R.O.D.C. TN.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the ___ day of February 2023.

GRANTOR:

RHOTEN DEVELOPMENT COMPANY, INC.

By: David E Rhoten President
Title:_____

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me the undersigned, a notary public in and for said county and state, the within named, David E. Rhoten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), in his capacity as President (officers capacity) of RHOTEN DEVELOPMENT COMPANY, INC., the Grantor, and who acknowledged that in such capacity he was authorized to and did execute the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Hendersonville Tennessee, this the 23rd day of ~~February~~ March 2023.

Brenda Norton
NOTARY PUBLIC

My Commission Expires: 8/19/2024

BRENDA NORTON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY