Karen Johnson Davidson County
Batch# 1006899 DEEDQC
05/24/2023 08:56:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20230524-0038984

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Vastland Northcrest Development LLC 1720 West End Ave., Suite 600 Nashville, TN 37203 Attention: Mack McClung	Same	140-00-0-212.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BRANSTETTER LEGACY PARTNERS, LLC**, a Tennessee limited liability company, **BRANSTETTER FAMILY PARTNERS**, a Tennessee general partnership, successor by merger to Branstetter Family Partners, L.P., a Tennessee limited partnership, and **JANE B. STRANCH** and **C. DEWEY BRANSTETTER, JR.**, as Co-Trustees of the **CECIL D. BRANSTETTER GST-EXEMPT TENNESSEE MARTIAL TRUST** (collectively, the "Grantor") hereby quitclaims and conveys to **VASTLAND NORTHCREST DEVELOPMENT LLC**, a Tennessee limited liability company and its successors and assigns, all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This is unimproved property.

Dated as of this 19th day of May, 2023

(Signature Pages Follow)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date set forth above.

BRANSTETTER LEGACY PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Name: C. Dewey Branstetter, Jr.
Title: Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, C. Dewey Branstetter, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Branstetter Legacy Partners, LLC, a Tennessee limited liability company and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 12th day of May, 2023.

_____
Notary Public

KIMBERLY ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

My Commission Expires:

11/2/26

BRANSTETTER FAMILY PARTNERS,
a Tennessee general partnership

By: Branstetter Properties, Inc.,
a Tennessee corporation
its managing partner

By: _____
Name: C. Dewey Branstetter, Jr.
Title: Shareholder

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, C. Dewey Branstetter, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Shareholder of Branstetter Properties, Inc., a Tennessee corporation, which is the managing partner of Branstetter Family Partners, a Tennessee general partnership and is authorized by the corporation to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 12th day of May, 2023.

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-2-2026

My Commission Expires:

11/2/26

Jane B. Stranch, Co-Trustee of the Cecil D. Branstetter GST-Exempt Tennessee Martial Trust

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Jane B. Stranch, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Co-Trustee of the Cecil D. Branstetter GST-Exempt Tennessee Martial Trust and is authorized by the Trust to execute this instrument on behalf of the Trust.

WITNESS my hand, at office, this 11 day of May, 2023.

Notary Public

My Commission Expires:

07/06/26

EMILY EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

C. Dewey Branstetter, Jr., Co-Trustee of the Cecil D. Branstetter GST-Exempt Tennessee Martial Trust

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, C. Dewey Branstetter, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Co-Trustee of the Cecil D. Branstetter GST-Exempt Tennessee Martial Trust and is authorized by the Trust to execute this instrument on behalf of the Trust.

WITNESS my hand, at office, this 12th day of May, 2023.

Notary Public

My Commission Expires:

11/2/26

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Sworn to and subscribed before me this 11 day of May 2023.

Notary Public

My Commission Expires:

07/06/26

EMILY EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Exhibit A

Property located in the 35th Council District of Nashville, Davidson County, Tennessee and being all of Lot 3 on the Final Plat for the Re-subdivision of Lot 1, Biltmore Commercial, as of record in Instrument No. 20210915-0124120 in the Register's Office for Davidson County, Tennessee **and** a 0.22 acre gap of land lying between the North title line of said Lot 3 and the South title line of Travis Trace Subdivision, Phase 4, as of record in Instrument No. 20190710-0067020 in the Register's Office for Davidson County, Tennessee and being more practically described according to a ALTA/NSPS Survey prepared by Wamble & Associates, PLLC, dated January 6, 2023 as follows:

Beginning at a point of the North right-of-way line of Newsome Station Road, said point being an Iron Rod (old) at the southeast corner of Lot 2, Biltmore Commercial, as of record in Instrument No. 20210915-0124120, R.O.D.C., TN., said point also being the southwest corner of Lot 3, Biltmore Commercial and the herein described property

THENCE, leaving said North right-of-way line and following the common line between said Lots 2 and 3, Biltmore Commercial **North 14 Degrees 47 Minutes 12 Seconds East, 339.12 Feet** to an Iron Rod (old) at the northeast corner of said Lot 2, said rod also being the northwest corner of said Lot 3 and the southeast corner of property conveyed to Joyce Baker as of record in Deed Book 5477, Page 168, R.O.D.C., TN., and the southwest corner of Travis Trace Subdivision as of record in Instrument 20190710-0067020, R.O.D.C., TN.;

THENCE, leaving said common line and following the south line of said Travis Trace Subdivision **South 82 Degrees 26 Minutes 41 Seconds East, 1,636.44 Feet** to an Iron rod (new), on the West line of Phase One, Boone Trace at Biltmore as of record in Plat Book 7900, Page 667, R.O.D.C., TN., said rod being the southeast corner of said Travis Trace Subdivision, and the northeast corner of said Lot 3, Biltmore Commercial and the herein describe property;

THENCE, leaving said south line of Travis Trace Subdivision and following the West line of said Phase One, Boone Trace at Biltmore, **South 25 Degrees 45 Minutes 43 Seconds East 37.90 Feet** to an Iron Rod (new) on the North right-of-way line of Newsome Station Road, said rod being the southwest corner of said Phase One, Boone Trace at Biltmore and the southeast corner of said Lot 3, Biltmore Commercial and the herein described property.

THENCE, leaving said West line of Phase One, Boone Trace at Biltmore and following said North right-of-way line of Newsome Station Road **South 59 Degrees 39 Minutes 29 Seconds West, 216.24 Feet** to an Iron Rod (new);

THENCE, continuing with said North right-of-way line, **South 34 Degrees 09 Minutes 42 Seconds East 14.01 Feet** to an Iron Rod (old);

THENCE, continuing with said North right-of-way line, with a **curve to the right having a Radius of 253.00 Feet, a Curve Length of 133.33 Feet, A Delta Angle of 30 Degrees 11 Minutes 45 Seconds, and a Chord Direction and Length of South 74 Degrees 02 Minutes 18 Seconds West, 131.80 Feet** to an Iron Rod (old);

THENCE, continuing with said North right-of-way line, **South 89 Degrees 17 Minutes 36 Seconds West 1,176.99 Feet** to a Concrete Monument (old);

THENCE, continuing with said North right-of-way line, **North 75 Degrees 17 Minutes 52 Seconds West, 254.73 Feet** to the Point of Beginning.

Containing 467,944.53 Square Feet of 10.74 Acres.

Tennessee Certification of Electronic Document

I, John F. Nielsen, 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 correct copy of the original document executed and authenticated according to law on May 19, 2023.

Affiant Signature

Date: 5/19/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of May, 2023.

Notary's Signature

My Commission Expires: 7/22/2025

Notary's Seal

Date: 5/19/2023

