Karen Johnson Davidson County
Batch# 1007039 DEEDQC
05/24/2023 01:14:09 PM 6 pgs
Fees: $32.00 Taxes: $0.00

20230524-0039172

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 24th day of May, 2023.

Notary Public

My Commission Expires: 01-11-2026

NOAH R. SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Spencer Fane LLP, 511 Union Street, Suite 1000, Nashville, TN 37219

Name and Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Mainland West End Circle, LLC 118 16th Ave. South, Ste. 230 Nashville, TN 37203	Same	10402020100 10402020000 10402058500

CONSOLIDATION QUITCLAIM DEED

WHEREAS, by Special Warranty Deed of record as Instrument No. 20230303-0015247 (as corrected by Scrivener's Affidavit of record as Instrument No. 20230428-0031646), Register's Office for Davidson County, Tennessee, Nashville, **Mainland West End Circle, LLC**, a Tennessee limited liability company ("Mainland WEC"), is the owner of that certain real property in Davidson County, Tennessee, specifically described in Exhibit A attached hereto (the "Property"). The Property, as described by a new survey description, was also conveyed to Mainland WEC by simultaneous Quitclaim Deed of record as Instrument No. 20230303-0015248 (as corrected by Scrivener's Affidavit of record as Instrument No. 20230428-0031646), Register's Office for Davidson County, Tennessee, Nashville.

WHEREAS, the Property is comprised of contiguous lots that have separate tax parcel identifications assigned thereto and as referenced in the above table.

WHEREAS, it is Mainland WEC's desire to have the separate tax parcels comprising the Property joined into one tax parcel, and to effectuate the same, Mainland WEC enters into this Consolidation Quitclaim Deed.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Mainland WEC (also identified as "Grantor"), does hereby quitclaim and convey unto itself, Mainland WEC (also identified as and together with its successors and assigns "Grantee"), all of Grantor's right, title and interest in and to the Property, which is described in Exhibit A, attached hereto and incorporated herein.

The Property is improved property known as 3205, 3207, and 0 West End Circle, all in Nashville, Davidson County, Tennessee 37203.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[Signatures on following page]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 24th day of May, 2023.

GRANTOR:

Mainland West End Circle, LLC,
a Tennessee limited liability company

By: Mainland Asset Management, LLC
a Tennessee limited liability company

By:_____
Kenneth M. Larish, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth M. Larish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the manager of Mainland Asset Management, LLC, a Tennessee limited liability company, the manager of the within named bargainor, and that he as such manager of Mainland Asset Management, LLC, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as the manager of its manager.

Witness my hand and official seal, this 24th day of May, 2023.

_____
Notary Public

My commission expires: 01-11-2026

NOAH R. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

PROPERTY LEGAL DESCRIPTION

Tract 1:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. B-2 on the Plat of West End Park Hillcrest Subdivision of record in Book 421, Page 163, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of West End Circle at the Northeast corner of the property conveyed to Charles E. Kemp and wife, by deed from Henry E. Smith, Executor, of record in Book 1108, page 512, Register's Office; thence with Southerly margin of said Circle Eastwardly 75 feet; thence Southwardly 260 feet to the Northerly margin of Hillcrest Place; thence with said Place Westwardly 80 feet, more or less, to Kemp's Southeasterly line; thence with said line Northwardly 215 feet, more or less, to the beginning.

Tract 2:

Land in Davidson County, Tennessee, being the easterly 1/2 of Lot No. B-1 and the westerly 25 feet of Lot No. B-2 on the Plan of West End Park Hillcrest Subdivision, as of record in Book 421, page 163, Register's Office for said County, more particularly described as follows:

Beginning on the southerly margin of West End Circle at a point 300 feet eastwardly from the easterly margin of 33rd Avenue North, formerly Grand Avenue, said beginning point being the northeast corner of the property conveyed to Mrs. Berta Lee Zickler by deed from John T. Lindsley and wife, of record in Book 946, page 124, said Register's Office; running thence with the southerly margin of West End Circle, eastwardly 75 feet to a point; thence southwardly parallel with the easterly line of said property conveyed to Mrs. Berta Lee Zickler as above stated, 215 feet, more or less, to the northerly margin of Hillcrest Place; thence with said margin of Hillcrest Place westwardly 82 1/2 feet, more or less, to the southeast corner of said Mrs. Berta Lee Zickler's lot above mentioned and thence northwardly with the easterly line of said Mrs. Berta Lee Zickler's lot 180.6 feet, more or less, to the beginning point.

Tract 3:

Being the same property formerly subject to that certain condominium located in Davidson County, Tennessee, being Unit Nos. 1 through 12 of West End Circle Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act, under the Master Deed establishing West End Circle Condominium of record in Instrument Number 20070920-0112553, in the Register's Office for Davidson County, Tennessee, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on the Condominium Site Plan of Horizontal Property Regime Showing West End Circle Condominium attached to said Master Deed, which Master Deed was terminated pursuant to the Termination of Master Deed for West End Circle of record in Instrument No. 202303030015246, Register's Office for Davidson County, Tennessee, dated March 1, 2023 and recorded on March 3, 2023 and the association of which condominium being dissolved and terminated pursuant to the Articles of Dissolution and Termination filed with the Tennessee Secretary of State as of December 27, 2022.

The above 3 tracts being further described as follows:

Being a parcel of land lying in the 21st Council District of Montgomery County, Tennessee. Said parcel being shown on Tax Map and Parcel numbers 104-02-200, 104-02-0201 and 104-02-202. Said parcels belonging to Sherri S. Stowe and is of record in Document 20150717, Page 70217 Register's Office Davidson County, Tennessee (RODCT), property is generally described as being East of and adjacent to West End Circle, South Mason Ave, West of and adjacent to Hillcrest Place and North of Acklen Park Road, and being further described below.

Beginning at an existing iron pin in the southeast right of way of West End Circle. Said pin being located at Tennessee State Plane Coordinates N.=659982.79, E=1726738.78.

Thence leaving said right of way of West End Circle and with the southwest boundary line of the American Center property as recorded in Document 20191101-01 12529 RODCT, S 47°25'10" E 258.28 feet to an existing iron pin in the north side of an abandoned cul-d-sac as shown by bill no. 084-347 Amendment 1.
Thence with said abandoned right of way along a curve to the right, having a radius of 40.00 feet, a delta of 17°27'51", an arc length of 12.19 and a chord of S 07°32'47" W 12.15 feet to an existing iron pin.
Thence continuing with said American Center property and the north right of way of Hillcrest Place, S 78°50'11" W 86.40 feet to an iron pin disturbed.
Thence S78°50'11" W 43.86 feet to a new iron pin.
Thence along a curve to the left, having a radius of 108.69, a delta of 42°02'25", an arc length of 79.75 feet and a chord of S 57° 48'57" W 77.97 feet to a point,
Thence S 36°47'43" W 65.81 feet to an existing iron pin in the north right of way of Hillcrest Place, said pin being the southeast comer of the OIC Magnolia Court Condominium as recorded in DB. 7295, Pg. 869 ROMCT.

Thence leaving said north right of way of Hillcrest Place and with the northeast boundary line of said OIC Magnolia Court Condominium the following three (3) calls, N 45°30'15" W 84.84 feet to an existing iron pin. Thence, S 42°58'05" W 25.00 feet to an existing iron pin.
Thence N 46°17'33" W 89.56 feet to an existing iron pin in the south right of way of West End Circle.
Thence leaving said OIC Magnolia Court Condominium property and with said south right of way of West End Circle the following three (3) calls: N 41°52'10" E 126.05 feet to an existing iron pin.
Thence N 42°44'40" E 75.10 feet to an existing iron pin.
Thence N 43°43'28" E 74.96 feet to the point of beginning, containing 52,702.05 Sq Ft or 1.21 Acres.

Also described as follows:

Being a parcel of land lying in the 21st/ Civil District of Davidson County, Tennessee. Said parcel being recorded in Deed Book (DB) 20211123 0155695 Register's Office of Davidson County Tennessee (RODCT). It can be generally described as being south and adjacent to West End Circle, north of Hilcrest Place, west of 31st/ Avenue and east of Acklen Park Drive, and being further described below.

Beginning at an ½" iron pin in the southern Right of Way (ROW) of West End Circle. Said POINT OF BEGINNING having Tennessee State Plane Coordinates of Northing 659982.79 and Easting 1726738.78. Said iron pin being in the northern most corner of the herein described property.

Thence, leaving said ROW along the western line of the Lot 2 of the Resubdivision Lots 1,2,& 3 - One American Center, Plat Book (PB) 9700 Page (PG) 467 RODCT, South 47°25'10" East a distance 258.28 feet to a ½" iron pin. Said iron pin being the eastern most corner of the herein described tract.

Thence, along a 40.00' radius curve concave to the north a distance of 12.19 feet, and being subtended by a chord bearing of South 07°32'47" West, and a chord distance of 12.15 feet, to a ½" iron pin. Said iron pin being the southeast corner of the herein described property.

Thence, along the west line of Lot 2 of the Resubdivision Lots 1, 2, & 3 - One American Center and to and through the northern 40' ROW of Hillcrest Place as recorded in PB 421 PG 163 the following 5 calls, South 78°50'11" West passing a ½" disturbed iron pin at a distance of 86.40 feet, for a total distance of 130.26 feet to a ½" iron pin capped "TTL".

Thence, along a 108.69' radius curve concave to the north a distance of 42.67, and being subtended by a chord bearing of South 67°35'18" West, and a chord distance of 42.40 feet, to a ½" iron pin.

Thence, along a 108.69' radius curve concave to the north a distance of 37.08, and being subtended by a chord bearing of South 46°34'03" West, and a chord distance of 36.90 feet, to a ½" iron pin.

Thence, South 36°47'43" West a distance 65.81 feet to a ½" iron pin. Said iron pin being the southwest corner of herein described tract, and the northeast corner of the OIC Magnolia Court Condominium Property DB7295 PG 869 RODCT.

Thence, leaving said northern ROW of Hillcrest Place and along the eastern line of the OIC Magnolia Court Condominium Property the following 3 calls, North 45°30'15" West a distance 84.84 feet to a ½" iron pin.

Thence, South 42°58'05" West a distance 25.00 feet to a ½" iron pin.

Thence, North 46°17'33" West a distance 89.56 feet to a ½" iron pin. Said iron pin being in the southern ROW of West End Circle, and being the northwest corner of the herein described tract.

Thence, continuing along said southern ROW of West End Circle the following 3 calls, North 41°52'10" East a distance 126.05 feet to a ½" iron pin.
Thence, North 42°44'40" East a distance 75.10 feet to a ½" iron pin.

Thence, North 43°43'28" East a distance 74.96 feet to said POINT OF BEGINNING.

Herein described tract contains 52,702.05 square feet, or 1.21 acres, more or less.

Together with and subject to any easements, covenants, right of ways, and conveyances that are of record and not of record. According to a boundary survey of the property by TTL, Inc., stamped by Joshua A Meeks, TN RLS 2790, dated January 24, 2023

Being the same property conveyed to Mainland West End Circle, LLC, a Tennessee limited liability company, by Special Warranty Deed from Richland South, LLC, a Tennessee limited liability company, and Lebberes Realty Corp., a Delaware corporation, of record as Instrument No. 20230303-0015247 (as corrected by Scrivener's Affidavit of record as Instrument No. 20230428-0031646), Register's Office for Davidson County, Tennessee, Nashville, such same property conveyed to Mainland West End Circle, LLC, a Tennessee limited liability company, with a new survey description by Quitclaim Deed from Richland South, LLC, a Tennessee limited liability company, and Lebberes Realty Corp., a Delaware corporation, of record as Instrument No. 20230303-0015248 (as corrected by Scrivener's Affidavit of record as Instrument No. 20230428-0031646), Register's Office for Davidson County, Tennessee, Nashville.