QUITCLAIM DEED

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 18 DAY OF September 2023.

Notary Public

MY COMMISSION EXPIRES: 11.3.25

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 1051768 DEEDQC
09/19/2023 01:15:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20230919-0073620

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bordeaux Ventures, LLC	**Bordeaux Ventures, LLC**	08000002200; 0800000270;
(NAME) **2616 Carter Avenue**	(NAME) **2616 Carter Avenue**	08000002800; 08000005300;
(ADDRESS) **Nashville TN 37206**	(ADDRESS) **Nashville TN 37206**	06900008000; 06900008100
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS DEED IS TO OBTAIN MAP & PARCEL NUMBERS TO MATCH EACH TRACT DESCRIPTION.

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged **BORDEAUX VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BORDEAUX VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a portion of parcels of property located in the 1st Councilmatic District of Davidson County TN, generally described as bounded by Whites creek to the West, State of TN & Metro Nashville to the North & Metro Nashville to the South, being more particularly described as follows:

TRACT 1

BEGINNING at a point on the Eastern Right-of-way of CSX railroad (100' right-of-way) at the southwest corner of Hydes Ferry Park, Section 1, as of record in Book 2330, Page 110, Registers Office, Davidson County, Tennessee, said point having State Plane Coordinates of N:678621.53, E:1718142.87;

**THENCE, leaving said CSX railroad, following said Hydes Ferry Park Section 1,
South 83 degrees 29 minutes 14 seconds East, 283.74 feet to a Concrete Monument (old);
South 84 degrees 36 minutes 36 seconds East, 256.43 feet to a Concrete Monument (old), being the southwest corner of Hydes Ferry Park, Section 2 as of record in Book 2330, Page 176, R.O.D.C.TN.;**

THENCE, leaving said Hydes Ferry Park Section 1, following said Hydes Ferry Park Section 2, South 84 degrees 11 minutes 06 seconds East, 474.69 feet to a Concrete Monument (old) being the Northwest corner of the Cedar Grove Missionary Baptist Church as of record in QC-20080804 0079931, R.O.D.C.TN.;

THENCE, leaving said Hydes Ferry Park Section 2, following said Cedar Grove Missionary Church & an unimproved road, South 5 degrees 51 minutes 12 seconds West, 526.00 feet to an Iron Rod set in the northern boundary of the Gus Richards Jr. Property as of record in DB-00008729 0000409, R.O.D.C.TN.;

**THENCE, leaving said unimproved road, continuing with said Richards,
North 76 degrees 18 minutes 24 seconds West, 138.00 feet to an iron rod (new);
South 15 degrees 34 minutes 33 seconds West, 130.00 feet to an iron rod (new) in the northern boundary of the Richards Farms subdivision as of record in PL-20210309 0030935, R.O.D.C.TN.;**

THENCE, leaving said Richards Property, following said Richards Farms subdivision,

North 79 degrees 50 minutes 33 seconds West, 77.52 feet to an iron rod (new);
South 12 degrees 27 minutes 37 seconds West, 550.00 feet to an iron rod (new);
South 77 degrees 32 minutes 23 seconds East, 200.00 feet to an iron rod (new) in the Western Right of way of East Stewarts Lane (50' ROW);

THENCE, leaving said Richards Farm Subdivision, following said right-of-way
South 12 degrees 27 minutes 37 seconds West, 8.98 feet to a point;

THENCE, continuing with said right of way & property conveyed to Gus Richards Jr, as of record in DB-00005623 0000701, R.O.D.C.TN., South 78 degrees 47 minutes 03 seconds East, 812.90 feet to an Iron Rod (new) on the southwest line of property conveyed to Excel Builders of Tennessee as of record in QC-20080804 0079931, R.O.D.C.TN.;

THENCE, leaving said Richards, following said Excel Builders,
South 28 degrees 03 minutes 09 seconds East, 78.20 feet to a point;
South 48 degrees 05 minutes 24 seconds East, 55.00 feet to a point in the western boundary of property conveyed to Metro Government Waste Water & Sewer as of record in QC-20120912 0082692, R.O.D.C.TN.;

THENCE, leaving said Excel Builders, following said Metro Property,
South 54 degrees 41 minutes 55 seconds West, 338.67 feet to a concrete monument (old), being the northernmost corner of Property conveyed to Future Hill Investments as of record in QC-20150331 0027893, R.O.D.C.TN.;

THENCE, leaving said Metro Property, following said Future Hill Property
South 54 degrees 45 minutes 22 seconds West, 848.06 feet to a point an Iron Rod (old) marked Dale & Associates found on the northern right-of-way of said CSX railroad;

THENCE, leaving said Future Hill, following said Railroad,
North 45 degrees 30 minutes 16 seconds West, 270.47 feet to a point;

THENCE, continuing with said railroad, with a curve to the right, said curve having a radius of 1879.11 feet, a delta of 52 degrees 18 minutes 30 seconds and an arc distance of 1,715.53 feet and a chord of North 19 degrees 21 minutes 01 seconds West for a distance of 1656.57 feet to a point;

THENCE, continuing with said railroad, North 7 degrees 24 minutes 39 seconds East, 278.22 feet to a point;

THENCE, continuing with said railroad, with a curve to the left, said curve having a radius of 1759.04 feet, a delta of 7 degrees 03 minutes 20 seconds and an arc distance of 216.61 feet and a chord of North 3 degrees 52 minutes 59 seconds East for a distance of 216.48 feet to the point of beginning,

Containing 1,939,306 square feet or 44.52 Acres more or less.

Less and Except: (Lots 1-11 Final Plat of Richards Farms, Plat in Instrument No. 20210309-0030935)

Land in Davidson County Tennessee, being Lot Nos. 1,2,3,4,5,6,7,8,9,10 & 11, on the Final Plat of Richards Farms Lots 1-11, as of record in Instrument No. 20210309-0030935, Register's Office for Davidson County, Tennessee.

TRACT 2

BEGINNING at a point on the Western Right-of-way of CSX railroad (100' right-of-way) at the southeast corner of Property Conveyed to Metro Nashville Government Water & Sewer as of record in Instrument DB-00004004 0000488, Registers Office, Davidson County, Tennessee, said point having State Plane Coordinates of N:678635.09, E:1718042.91;

THENCE, leaving said Metro Property, following said CSX railroad, on a curve to the right, said curve having a radius of 1659.04 feet, a delta of 7 degrees 30 minutes 09 seconds, an arc distance of 217.24 feet and a chord of South 3 degrees 39 minutes 34 seconds West for a distance of 217.09 feet to a point;

THENCE, leaving said Metro Property, following said CSX railroad,
South 7 degrees 24 minutes 39 seconds West, 278.75 feet to a point

THENCE, continuing with said CSX railroad, with a curve to the left, said curve having a radius of 1979.11 feet, a delta of 52 degrees 19 minutes 26 seconds, an arc distance of 1807.36 feet and a chord of South 19 degrees 20 minutes 33 seconds East for a distance of 1745.21 feet to a point;

THENCE, South 45 degrees 30 minutes 16 seconds East, 333.88 feet to an Iron Rod (new) being the northernmost point of the Bordeaux Hills subdivision, section7 as of record in Book 4175, page 113;

THENCE, leaving said CSX railroad, following said Bordeaux Hills subdivision section 7,
South 7 degrees 09 minutes 22 seconds West, 212.74 feet to a concrete monument (old);
South 7 degrees 20 minutes 22 seconds West, 305.02 feet to an Iron Rod (new);
North 83 degrees 57 minutes 38 seconds West, 52.46 feet to a concrete monument (old);
South 14 degrees 23 minutes 22 seconds West, 159.53 feet to a concrete monument (disturbed), being the north east corner of the Bordeaux Hills subdivision, section 8 as of record in Book 3842, Page 73;

THENCE, continuing with Bordeaux hills subdivision section 8,
North 88 degrees 50 minutes 17 seconds West, 278.55 feet to an iron rod (old);
South 0 degrees 56 minutes 31 seconds West, 195.00 feet to an iron rod (new);
North 89 degrees 07 minutes 17 seconds West, 82.22 feet to an iron rod (old);

THENCE, leaving said Bordeaux Hills Subdivision, on new severance lines,
North 1 degrees 28 minutes 54 seconds East, 1.44 feet to a point;
on a curve to the right, said curve having a radius of 175.00 feet, a delta of 29 degrees 31 minutes 23 seconds, an arc distance of 90.17 feet and a chord of North 67 degrees 02 minutes 34 seconds West for a distance of 89.18 feet to a point;
North 52 degrees 16 minutes 52 seconds West, 658.13 feet to a point;
on a curve to the left, said curve having a radius of 367.00 feet, a delta of 15 degrees 55 minutes 23 seconds, an arc distance of 101.99 feet and a chord of North 60 degrees 14 minutes 34 seconds West for a distance of 101.67 feet to a point;
North 68 degrees 12 minutes 16 seconds West, 109.06 feet to a point;
on a curve to the left, said curve having a radius of 25.00 feet, a delta of 93 degrees 24 minutes 08 seconds, an arc distance of 40.72 feet and a chord of South 65 degrees 05 minutes 40 seconds West for a distance of 36.39 feet to a point;
on a curve to the left, said curve having a radius of 300.00 feet, a delta of 14 degrees 40 minutes 08 seconds, an arc distance of 76.81 feet and a chord of South 11 degrees 03 minutes 33 seconds West for a distance of 76.60 feet to a point;
North 86 degrees 16 minutes 31 seconds West, 185.00 feet to a point;
on a curve to the left, said curve having a radius of 485.00 feet, a delta of 56 degrees 37 minutes 22 seconds, an arc distance of 479.30 feet and a chord of South 24 degrees 35 minutes 12 seconds East for a distance of 460.04 feet to a point on the northern boundary of the property conveyed to Metro Davidson County as of record in Book 7783, Page 263;

THENCE, following said Metro Davidson County Property,
North 82 degrees 52 minutes 09 seconds West, 1031.42 feet to a point;

THENCE, on a new severance line as follows,
North 58 degrees 07 minutes 09 seconds East, 150.63 feet to a point
North 56 degrees 54 minutes 40 seconds East, 142.69 feet to a point;
North 52 degrees 30 minutes 53 seconds East, 140.02 feet to a point;
North 45 degrees 11 minutes 41 seconds East, 181.44 feet to a point;
North 33 degrees 32 minutes 01 seconds East, 191.65 feet to a point;
North 22 degrees 54 minutes 24 seconds East, 241.16 feet to a point;
North 15 degrees 56 minutes 09 seconds East, 306.09 feet to a point;
North 13 degrees 08 minutes 09 seconds East, 117.29 feet to a point;
North 14 degrees 35 minutes 47 seconds East, 155.93 feet to a point;
North 18 degrees 02 minutes 52 seconds East, 145.72 feet to a point;
North 21 degrees 21 minutes 40 seconds East, 134.16 feet to a point;
North 23 degrees 40 minutes 51 seconds East, 252.41 feet to a point;
North 18 degrees 26 minutes 05 seconds East, 118.56 feet to a point;
North 12 degrees 07 minutes 46 seconds East, 402.10 feet to a point;
North 5 degrees 02 minutes 13 seconds East, 290.67 feet to a point;
North 1 degrees 44 minutes 02 seconds West, 346.10 feet to a point;
North 10 degrees 36 minutes 22 seconds West, 171.45 feet to a point;

THENCE, continuing with Metro Nashville Government Water & Sewer,
South 83 degrees 38 minutes 42 seconds East, 476.37 feet to the point of beginning;

Containing 2,992,305 square feet or 68.69 Acres more or less.

TRACT 3

BEGINNING at an Iron Rod (new) being the northernmost corner of the property conveyed to Metro Davidson County as of record in Book 7783, Page 263, Registers Office, Davidson County, Tennessee, said point having State Plane Coordinates of N:675339.63, E:1718286.48;

THENCE, following said Metro Davidson County Property,
North 82 degrees 52 minutes 09 seconds West, 837.96 feet to a point;

THENCE, leaving said Metro Davidson County Property, on new severance lines,
on a curve to the right, said curve having a radius of 485.00 feet, a delta of 56 degrees 37 minutes 22 seconds, an arc distance of 479.30 feet and a chord of North 24 degrees 35 minutes 12 seconds West for a distance of 460.04 feet to a point;
South 86 degrees 16 minutes 31 seconds East, 185.00 feet to a point;
on a curve to the right, said curve having a radius of 300.00 feet, a delta of 14 degrees 40 minutes 08 seconds, an arc distance of 76.81 feet and a chord of North 11 degrees 03 minutes 33 seconds East for a distance of 76.60 feet to a point;
on a curve to the right, said curve having a radius of 25.00 feet, a delta of 93 degrees 24 minutes 08 seconds, an arc distance of 40.72 feet and a chord of North 65 degrees 05 minutes 40 seconds East for a distance of 36.39 feet to a point;
South 68 degrees 12 minutes 16 seconds East, 109.06 feet to a point;

on a curve to the right, said curve having a radius of 367.00 feet, a delta of 15 degrees 55 minutes 23 seconds, an arc distance of 101.99 feet and a chord of South 60 degrees 14 minutes 34 seconds East for a distance of 101.67 feet to a point;
South 52 degrees 16 minutes 52 seconds East, 658.13 feet to a point;
on a curve to the left, said curve having a radius of 175.00 feet, a delta of 29 degrees 31 minutes 23 seconds, an arc distance of 90.17 feet and a chord of South 67 degrees 02 minutes 34 seconds East for a distance of 89.18 feet to a point;
South 1 degrees 28 minutes 54 seconds West, 1.44 feet to a point;
South 1 degrees 18 minutes 35 seconds West, 71.05 feet to the point of beginning;

Containing 311,962 square feet or 7.16 Acres more or less.

Tract 4

BEGINNING at a point located in the center of Whites Creek at the corner of the State of Tennessee Property as of record in Deed Book 447, Page 477, R.O.D.C.TN., said point having TN state Plane coordinates of N:678748.8663 & E:1717021.3951;

THENCE, leaving said creek, following said State of Tennessee Property & Property condemned by Metro Government of Nashville & Davidson County as of record in Instrument No. 20120321-0023899,
South 83 degrees 38 minutes 42 seconds East, 551.46 feet to a point in the southern boundary of said Metro Nashville Property;

THENCE, leaving said Metro Government Property, on new severance lines,
South 10 degrees 36 minutes 22 seconds East, 171.45 feet to a point;
South 01 degrees 44 minutes 02 seconds East, 346.10 feet to a point;
South 05 degrees 02 minutes 13 seconds West, 290.67 feet to a point;
South 12 degrees 07 minutes 46 seconds West, 402.10 feet to a point;
South 18 degrees 26 minutes 05 seconds West, 118.56 feet to a point;
South 23 degrees 40 minutes 51 seconds West, 252.41 feet to a point;
South 21 degrees 21 minutes 40 seconds West, 134.16 feet to a point;
South 18 degrees 02 minutes 52 seconds West, 145.72 feet to a point;
South 14 degrees 35 minutes 47 seconds West, 155.93 feet to a point;
South 13 degrees 08 minutes 09 seconds West, 117.29 feet to a point;
South 15 degrees 56 minutes 09 seconds West, 306.09 feet to a point;
South 22 degrees 54 minutes 24 seconds West, 241.16 feet to a point;
South 33 degrees 32 minutes 01 seconds West, 191.65 feet to a point;
South 45 degrees 11 minutes 41 seconds West, 181.44 feet to a point;
South 52 degrees 30 minutes 53 seconds West, 140.02 feet to a point;
South 56 degrees 54 minutes 40 seconds West, 142.69 feet to a point;
South 58 degrees 07 minutes 09 seconds West, 150.63 feet to a point in the northern boundary of property conveyed to Metro Nashville as of record in Book 7783, Page 621, R.O.D.C.TN.;

THENCE, North 82 degrees 52 minutes 09 seconds West, 286.67 feet to a point in the centerline of said whites creek, said point having TN state Plane coordinates of N:675607.2685 & E:1716147.1203;

THENCE, leaving said metro parcel, following said Whites Creek,
North 61 degrees 29 minutes 38 seconds East, 398.39 feet to a point;
North 50 degrees 06 minutes 30 seconds East, 365.46 feet to a point;
North 20 degrees 03 minutes 07 seconds East, 266.27 feet to a point;
North 19 degrees 36 minutes 46 seconds West, 115.84 feet to a point;
North 67 degrees 55 minutes 13 seconds West, 153.56 feet to a point;
South 71 degrees 24 minutes 34 seconds West, 335.15 feet to a point;
North 87 degrees 37 minutes 04 seconds West, 331.88 feet to a point;
South 79 degrees 57 minutes 39 seconds West, 288.68 feet to a point;
North 59 degrees 04 minutes 00 seconds West, 260.47 feet to a point;
North 20 degrees 39 minutes 03 seconds West, 337.53 feet to a point;
North 09 degrees 28 minutes 24 seconds East, 203.29 feet to a point;
North 37 degrees 44 minutes 36 seconds East, 273.01 feet to a point;
North 53 degrees 35 minutes 52 seconds East, 245.73 feet to a point;
North 80 degrees 37 minutes 41 seconds East, 162.18 feet to a point;
South 75 degrees 37 minutes 56 seconds East, 224.66 feet to a point;
South 75 degrees 28 minutes 59 seconds East, 227.56 feet to a point;
North 72 degrees 02 minutes 33 seconds East, 135.11 feet to a point;
North 11 degrees 29 minutes 50 seconds East, 130.60 feet to a point;
North 08 degrees 09 minutes 10 seconds West, 168.35 feet to a point;
North 05 degrees 14 minutes 34 seconds East, 118.44 feet to a point;
North 37 degrees 15 minutes 40 seconds East, 164.65 feet to a point;
North 50 degrees 16 minutes 58 seconds East, 228.13 feet to a point;
North 18 degrees 12 minutes 36 seconds East, 198.69 feet to a point;
North 12 degrees 20 minutes 41 seconds East, 349.04 feet to a point;
North 13 degrees 07 minutes 30 seconds East, 264.04 feet to the point of beginning;

Containing 2,952,242.58 square feet or 67.77 Acres, more or less.

Being part of the same property conveyed to Bordeaux Ventures, LLC, a Tennessee limited liability company, by Quitclaim Deed from Wildflower Partners, LLC, a Tennessee limited liability company, of

record in Instrument No. 20220110-0002817, in the Register's Office of Davidson County, Tennessee, dated December 29, 2021 and recorded on January 10, 2022.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

Witness my/our hand(s) this the 18 day of SEPTEMBER, 2023

BORDEAUX VENTURES, LLC

BY: _____
Michael Matthews
Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL MATTHEWS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED REPRESENTATIVE of BORDEAUX VENTURES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED REPRESENTATIVE executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of September, 2023.

_____
Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212