THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE - EXEMPT Karen Johnson Davidson County Batch# 1057857 DEEDQC 10/05/2023 08:11:30 AM 5 pgs Fees: $27.00 Taxes: $0.00 20231005-0078313

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Metropolitan Government of Nashville and Davidson County, Tennessee	**EXEMPT**	**P/O 18800003400**
P.O. Box 196300		
Nashville, TN 37219		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Arden Village Apartments, LLC, a Tennessee Limited Liability Company,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **The Metropolitan Government of Nashville and Davidson County, Tennessee,** herein called "GRANTEE", its successors and assigns all of its right, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

SEE ATTACHED EXHIBIT "A"

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

This is unimproved property commonly known as 0 Carothers Rd., Nashville, TN 37135.

WITNESS my hand this 25th day of September, 2023.

Arden Village Apartments LLC,
a Tennessee limited liability company

By: McGowan Family Limited Partnership,
a Tennessee Limited Partnership

By: McGowan Investments, Inc., a
Tennessee Corporation,
its General Partner

By: David C. McGowan, Jr.
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David C. McGowan, Jr.,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the President of McGowan Family Investments, Inc., which entity is a General Partner of McGowan Family Limited Partnership, a Tennessee Limited Partnership, the sole member of Arden Village Apartments, LLC, a Tennessee Limited Liability Company, the within name bargainor, and that he as such President, authorized to do so, executed the within instrument for the purposes therein contained, by signing the name of the corporation as General Partner in his capacity as President of McGowan Investments, LLC, sole member of Arden Village Apartments, LLC and is authorized to execute the within instrument on its behalf.

Witness my hand and seal at office on this, the 25 day of September, 2023.

My commission expires: 5-09-2026

NOTARY PUBLIC

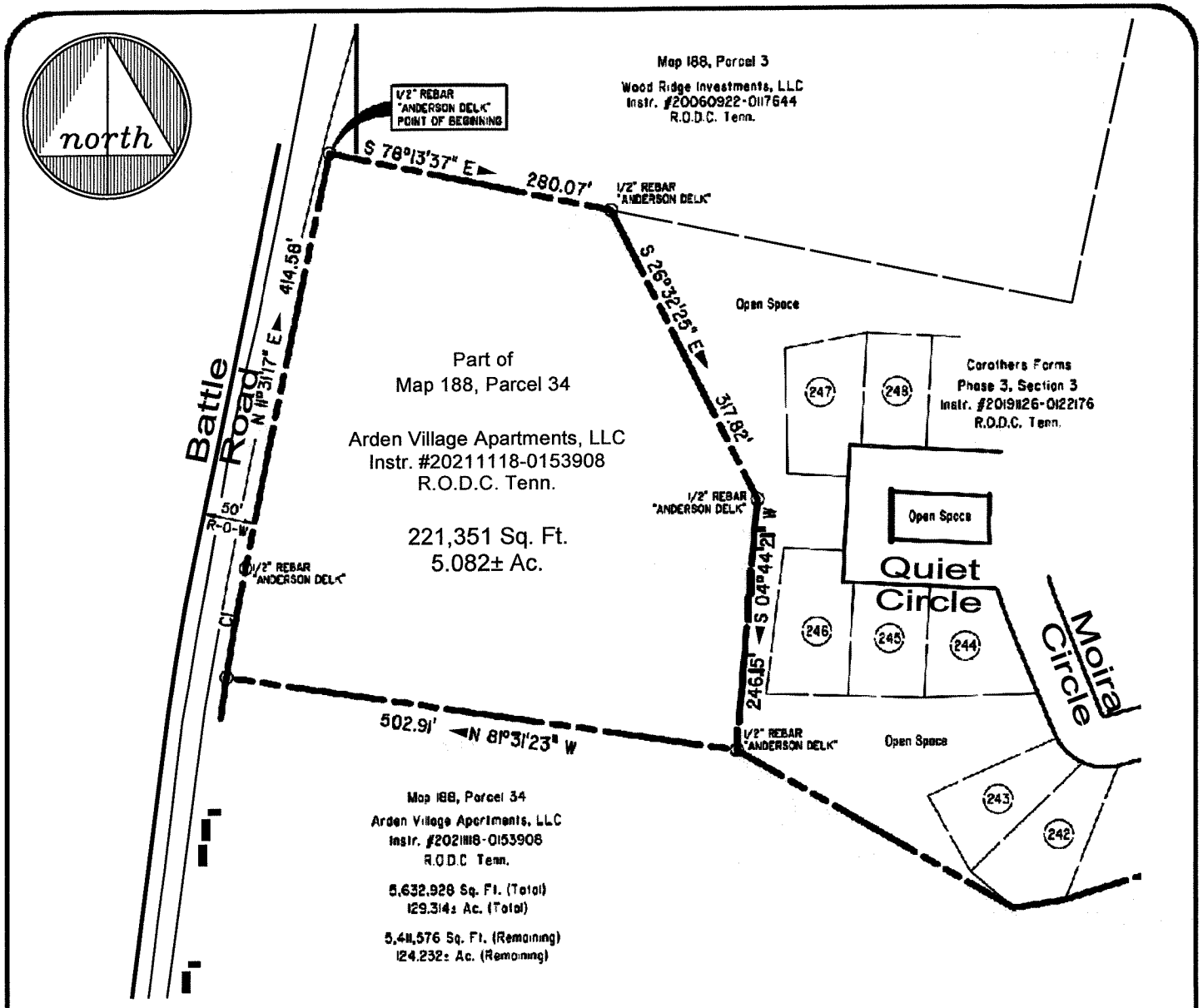


EXHIBIT "A"

Being a 5.082 more or less acre tract of land lying in the 33rd Council District of Davidson County, Tennessee, and being a portion of the property conveyed to Arden Village Apartments, LLC, as evidenced by deed of record in Instrument No. 20211118-0153908, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey of Property Map 188, Parcel 34, Davidson County, Tennessee, by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated November 10, 2021, as follows:

Beginning at a ½" rebar with cap "Anderson Delk" on the easterly margin of Battle Road (50' Right-of-Way), said point being the most southwesterly corner of the Wood Ridge Investments, LLC property of record in Instrument No. 20060922-0117644, Register's Office Davidson County, Tennessee; Thence with the southerly line of said Wood Ridge property, South 78 Degrees 13 Minutes 37 Seconds East a distance of 280.07 feet to a ½" rebar with cap "Anderson Delk"; Thence leaving Wood Ridge's southerly line and with the westerly line of an Open Space Tract on the plan of Carothers Farms, Phase 3, Section 3, of record in Instrument No. 20191126-0122176, Register's Office Davidson County, Tennessee, South 26 Degrees 32 Minutes 25 Seconds East a distance of 317.82 feet to a ½" rebar with cap "Anderson Delk"; Thence continuing along the westerly line of said Open Space Tract on the plan of Carothers Farms, Phase 3, Section 3, South 04 Degrees 44 Minutes 21 Seconds West a distance of 246.15 feet to a ½" rebar with cap "Anderson Delk"; Thence with a new line severing the said Arden Village Apartments, LLC property, North 81 Degrees 31 Minutes 23 Seconds West a distance of 502.91 feet to a point in the easterly margin of Battle Road (50' Right-of-Way); Thence with a curve to the right having a radius of 2033.79 feet through a central angle of 03 Degrees 20 Minutes 40 Seconds, an arc length of 108.07 feet, a chord bearing and distance of North 09 Degrees 59 Minutes 57 Seconds East, 108.06 feet to a ½" rebar with cap "Anderson Delk"; Thence continuing along the easterly margin of Battle Road (50' Right-of-Way), North 11 Degrees 31 Minutes 17 Seconds East a distance of 414.58 feet to a ½" rebar with cap "Anderson Delk", said point being the Point of Beginning, containing 221,351 Square Feet or 5.082 Acres, more or less.

Being a portion of the same property conveyed to Arden Village Apartments, LLC by Special Warranty Deed from WM SUB CC PDL, LLC dated November 18, 2021, of record in Instrument No. 20211118-0153908, Register's Office for Davidson County, Tennessee.



CURVE TABLE						
Curve #	Radius	Delta	Length	Tangent	Chord	Chord Brg.
C1	2033.79'	3°20'40"	108.07'	54.05'	108.06'	N 09°59'57" E

Sheet 1 of 1
Exhibit "A"

Part of Map 188, Parcel 34, Davidson County, Tennessee

Prepared For:
Regent Homes, LLC

September 7, 2023
Scale: 1" = 150'

Notes:

1. Property Map 188, parcel 34
   33rd Council District, Davidson County, Tennessee
2. Deed Reference: Arden Village Apartments, LLC
   Instrument No. 20211118-0153908
   R.O.D.C., Tenn.
3. Exhibit based on survey of Property Map 188, Parcel 34, Davidson County, Tennessee, by Anderson, Delk, Epps & Associates, Inc., Mark E. Lawrance, Tennessee Registered Land Surveyor No. 1660, dated November 10, 2021.

   Property is subject to any findings of an accurate title search. No title work furnished to surveyor prior to survey

PREPARED BY:
Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

17-130

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 copy of the original document executed and authenticated according to law on 9/25/2023 (date of document).

Jennifer Russell
Affiant Signature

10/4/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

