Karen Johnson Davidson County
Batch# 1058273 DEEDQC
10/05/2023 12 19 21 PM 5 pgs
Fees $27 00 Taxes $0 00
20231005-0078509

This Instrument Prepared By:
J. Greg Hardeman
HARDEMAN, MONTGOMERY & POTTER
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Rochford Realty & Construction Co., Inc. 2200 Abbott Martin Road Nashville, TN 37215	Same	Part of Map 169 Parcel 69

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, Natchez Associates LP, does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto Rochford Realty & Construction Co., Inc., the following tract of land in Davidson County, Tennessee described as follows:

See Attached Exhibit A

Being a part of the same property conveyed to Natchez Associates, LP by deed from W.E. Stephens, Jr. of record in Book 11273, Page 174 and by deed of correction in Book 11736, Page 448, Register's Office for Davidson County, Tennessee.

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

This is unimproved property known as 441 Union Bridge Road, Nashville, TN 37221.

IN WITNESS WHEREOF I have hereunto set my hand on this the 5th day of October, 2023.

Natchez Associates LP
By: Neika Stephens, Administrative Manager of
Natchez Associates, LLC, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Gregory Hardeman, a Notary Public in and for said County and State, the within named, Neika Stephens as Administrative Manager of Natchez Associates, LLC, General Partner of Natchez Associates, LP, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5 day of October, 2023.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/6/25

Notary Public

My Commission Expires: _____

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Affiant

Subscribed and sworn to before me, this the 5th day of October, 2023.

Notary Public

My Commission Expires: 4/27/2025

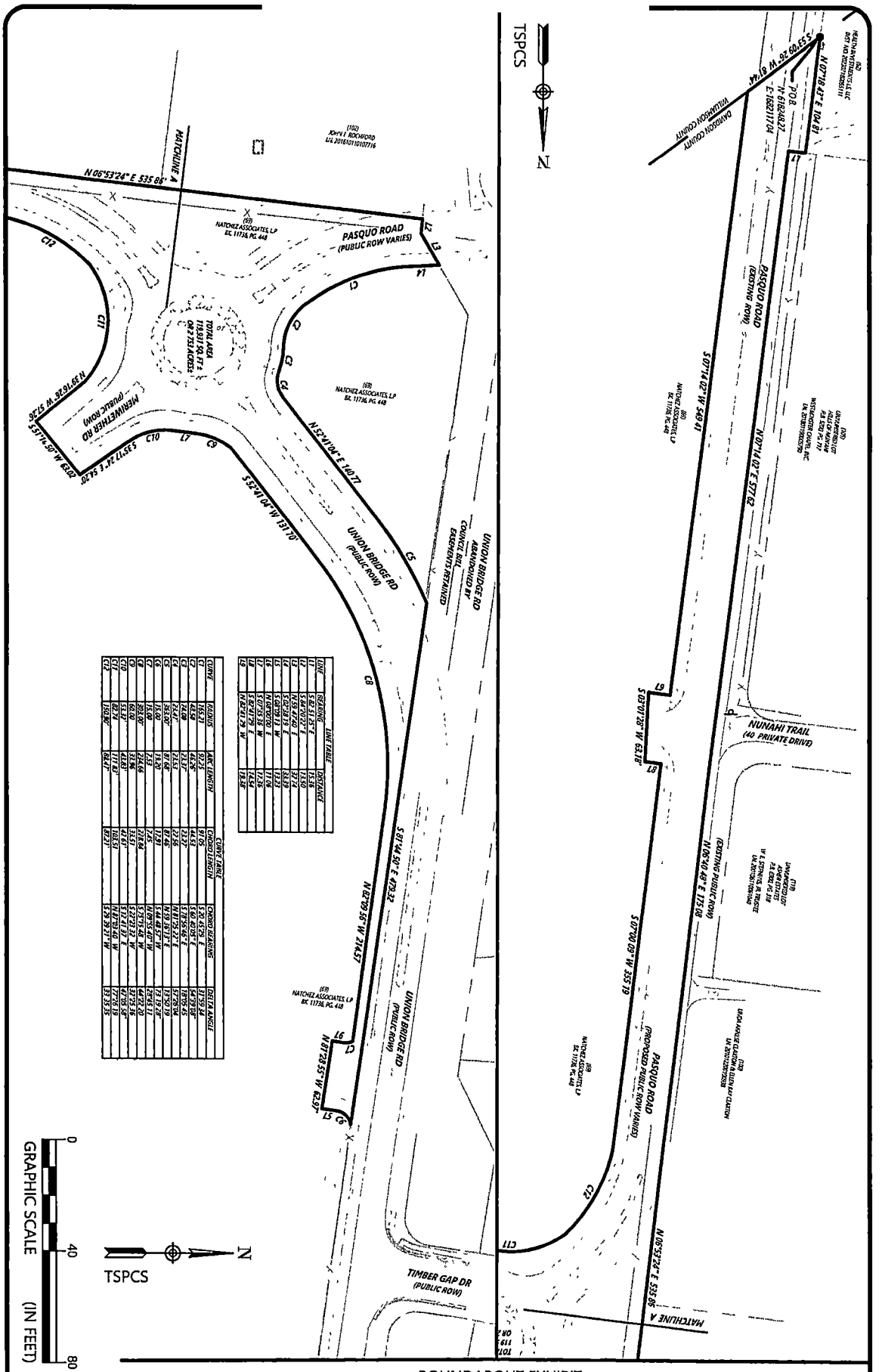
Property Description

BEING A TRACT OF LAND IN THE THIRTY-FIFTH (35TH) COUNCIL DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE, BEING A PORTION OF PARCEL 69 00 ON TAX MAP 169-00 OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT AN IRON ROD AT TENNESSEE STATE PLANE COORDINATES NORTHING 618248 27, EASTING 1682117 04, LYING ON THE EAST LINE OF THE HEALTH INVESTMENTS LS, LLC TRACT (BOOK 2272, PAGE 247, REGISTER'S OFFICE OF DAVIDSON, RODC) BEING THE LINE IN COMMON WITH NATCHEZ ASSOCIATES L P (BOOK 11736, PAGE 448, RODC), ALSO BEING ON THE APPROXIMATE DAVIDSON/WILLIAMSON COUNTY LINE, THENCE LEAVING SAID COUNTY LINE AND ALONG NATCHEZ ASSOCIATES L P THE FOLLOWING SEVEN (7) COURSES NORTH 07 DEGREES 18 MINUTES 43 SECONDS EAST, 104 81 FEET TO A POINT ON THE NORTHEAST CORNER OF THE HEALTH INVESTMENTS LS, LLC, THENCE LEAVING HEALTH INVESTMENTS, SOUTH 82 DEGREES 51 MINUTES 25 SECONDS EAST, 15.36 FEET TO A POINT IN PASQUO ROAD, THENCE ALONG PASQUO ROAD THE FOLLOWING NORTH 07 DEGREES 14 MINUTES 02 SECONDS EAST, 577 62 FEET TO A POINT, THENCE NORTH 06 DEGREES 40 MINUTES 48 SECONDS EAST, 175 08 FEET TO A POINT, THENCE NORTH 06 DEGREES 53 MINUTES 24 SECONDS EAST, 535 86 FEET TO A POINT, THENCE SOUTH 84 DEGREES 20 MINUTES 22 SECONDS EAST, 13.50 FEET TO A POINT, THENCE NORTH 59 DEGREES 47 MINUTES 40 SECONDS EAST, 32 74 FEET TO A POINT BEING THE EAST RIGHT OF WAY LINE OF PASQUO ROAD, THENCE ALONG SAID ROAD THE FOLLOWING FIVE (5) COURSES SOUTH 02 DEGREES 38 MINUTES 19 SECONDS EAST, 33 39 FEET TO A POINT ON A CURVE, THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 92 25 FEET, A RADIUS OF 165.21 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 20 DEGREES 45 MINUTES 29 SECONDS EAST, 91 05 FEET, TO A POINT ON A CURVE, THENCE WITH A COMPOUND CURVE TO THE LEFT WITH AN ARC LENGTH OF 46 26 FEET, A RADIUS OF 48 50 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 60 DEGREES 40 MINUTES 05 SECONDS EAST, 44 53 FEET, TO A POINT ON A CURVE, THENCE WITH A REVERSE CURVE TO THE RIGHT WITH AN ARC LENGTH OF 23 37 FEET, A RADIUS OF 74 00 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 78 DEGREES 56 MINUTES 46 SECONDS EAST, 23 27 FEET, TO A POINT ON A CURVE, THENCE WITH A REVERSE CURVE TO THE LEFT WITH AN ARC LENGTH OF 23 53 FEET, A RADIUS OF 23 47 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 25 MINUTES 22 SECONDS EAST, 22 56 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF UNION BRIDGE ROAD, THENCE ALONG UNION BRIDGE ROAD THE FOLLOWING TWO (2) COURSES NORTH 52 DEGREES 41 MINUTES 04 SECONDS EAST, 140 77 FEET TO A POINT ON A CURVE, THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 87 68 FEET, A RADIUS OF 363 00 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 59 DEGREES 36 MINUTES 13 SECONDS EAST, 87 46 FEET, TO A POINT ON UNION BRIDGE ROAD, THENCE SOUTH 81 DEGREES 44 MINUTES 50 SECONDS EAST, 479 32 FEET TO A POINT ON A CURVE, BEING THE SOUTH RIGHT OF WAY LINE OF UNION BRIDGE ROAD, THENCE ALONG THE SOUTH RIGHT OF WAY LINE, LYING ALONG THE LINE IN COMMON WITH NATCHEZ ASSOCIATES L P , THE FOLLOWING ELEVEN (11) COURSES THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 19 20 FEET, A RADIUS OF 15 00 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 44 DEGREES 48 MINUTES 57 SECONDS WEST, 17 91 FEET, TO A POINT, THENCE SOUTH 08 DEGREES 09 MINUTES 13 SECONDS WEST, 13.23 FEET TO A POINT, THENCE NORTH 81 DEGREES 28 MINUTES 55 SECONDS WEST, 62 97 FEET TO A POINT, THENCE NORTH 08 DEGREES 00 MINUTES 00 SECONDS EAST, 11 06 FEET TO A POINT ON A CURVE, THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 7.53 FEET, A RADIUS OF 15 00 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 09 DEGREES 55 MINUTES 40 SECONDS WEST, 7 45 FEET, TO A POINT, THENCE NORTH 82 DEGREES 09 MINUTES 56 SECONDS WEST, 214 57 FEET TO A POINT ON A CURVE, THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 234 66 FEET, A RADIUS OF 303 00 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 75 DEGREES 15 MINUTES 48 SECONDS WEST, 228 84 FEET, TO A POINT, THENCE SOUTH 52 DEGREES 41 MINUTES 04 SECONDS WEST, 131 70 FEET TO A POINT ON A CURVE, THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 33 96 FEET, A RADIUS OF 60 00 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 22 DEGREES 23 MINUTES 32 SECONDS WEST, 33.51 FEET, TO A POINT, THENCE SOUTH 07 DEGREES 35 MINUTES 36 SECONDS WEST, 17 36 FEET TO A POINT ON A CURVE, THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 43 83 FEET, A RADIUS OF 53 32 FEET,

HAVING A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 41 MINUTES 37 SECONDS EAST, 42 61 FEET, TO A POINT ON THE RIGHT WAY LINE OF MERIWETHER ROAD, THENCE WITH MERIWETHER ROAD AND LINE IN COMMON WITH NATCHEZ ASSOCIATES L P THE FOLLOWING THREE (3) COURSES SOUTH 35 DEGREES 17 MINUTES 24 SECONDS EAST, 54 20 FEET TO A POINT, THENCE SOUTH 51 DEGREES 14 MINUTES 50 SECONDS WEST, 63 02 FEET TO A POINT, THENCE NORTH 39 DEGREES 16 MINUTES 26 SECONDS WEST, 57 26 FEET TO A POINT ON A CURVE ALSO BEING THE EAST RIGHT OF WAY LINE OF PASQUO ROAD AND LINE IN COMMON WITH NATCHEZ ASSOCIATES L P , THENCE ALONG THE SAID LINE THE FOLLOWING SEVEN (7) COURSES ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 111 83 FEET, A RADIUS OF 82 74 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 87 DEGREES 03 MINUTES 40 SECONDS WEST, 103 51 FEET, TO A POINT ON A CURVE, THENCE CONTINUING ALONG A COMPOUND CURVE TO THE LEFT WITH AN ARC LENGTH OF 88.47 FEET, A RADIUS OF 150 90 FEET, HAVING A CHORD BEARING AN DISTANCE OF SOUTH 29 DEGREES 39 MINUTES 21 SECONDS WEST, 87 21 FEET, TO A POINT, THENCE SOUTH 07 DEGREES 00 MINUTES 09 SECONDS WEST, 355 19 FEET TO A POINT, THENCE SOUTH 82 DEGREES 41 MINUTES 29 SECONDS EAST, 14 54 FEET TO A POINT, THENCE SOUTH 03 DEGREES 01 MINUTES 28 SECONDS WEST, 63 18 FEET TO A POINT, THENCE NORTH 82 DEGREES 41 MINUTES 29 SECONDS WEST, 19 38 FEET TO A POINT, THENCE SOUTH 07 DEGREES 14 MINUTES 02 SECONDS WEST, 549 41 FEET TO A POINT, BEING ON THE APPROXIMATE DAVIDSON/WILLIAMSON COUNTY LINE, THENCE ALONG SAID COUNTY LINE, SOUTH 53 DEGREES 09 MINUTES 26 SECONDS WEST, 81.44 FEET TO THE POINT OF BEGINNING

CONTAINING 119,931 SQUARE FEET, OR 2 756 ACRES, MORE OR LESS



ROUNDABOUT EXHIBIT

STEPHENS VALLEY ROUNDABOUT

TAX MAP 169-00, PARCEL 69 00

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

SCALE	1" = 100'
DATE	09/11/2023
PROJECT NUMBER	23470137
FIGURE NO	S1.0

DRAWING PATH: T:\Nashville-1470\Projects\2023\23470137_Rockford Realty and Construction Co_Stephens Valley_Nashville TN\Civil 3d Survey\CAD\23470137_Stephens Valley Roundabout_Exhibit.dwg