QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1073895 DEEDQC
11/21/2023 08:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231121-0090406

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 DAY OF August 2023

Notary Public

MY COMMISSION EXPIRES: 11/24

(AFFIX SEAL)

AMANDA LEIGH FLATT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Ave, Suite F186, Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Harpeth Crest Homeowners Association	NEW OWNER	141120E04600CO; 141120E04500CO; 141120E04400CO; and 141120E00600CO
5945 TEMPLE RD NASHVILLE, TN 37221		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 18th day of August, 2023, the undersigned, **HARPETH CREST LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and does hereby remise, release, and forever quitclaim unto **HARPETH CREST HOMEOWNERS ASSOCIATION,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **0 MORTON MILL RD, NASHVILLE, TN 37221** and more particularly described as follows:

A tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at an existing iron pin on the northerly margin of the River Bend Lane at the intersection with the westerly right-of-way of Morton Mill Road; and proceeding as follows:

With said northerly margin of River Bend Lane a curve to the right 112.18 feet to an iron pin set; said curve having a central angle of 28 deg. 33' 58", radius 225.00, tangent 57.28, and chord N 48 deg. 15' 34" W 111.02; thence, N 33 deg. 58' 34" W 100.00 feet to an iron pin set; thence, a curve to the left 61.36 feet to an existing iron pin; said curve having a central angle of 12 deg. 47' 03", radius 275.00, tangent 30.81, and chord N 40 deg. 21' 11" W 61.24; thence, with the easterly and northerly boundary of River Bend Subdivision of record in Plat Book 6900, Page 504, R.O.D.C. Tennessee N 00 deg. 09' 54" E 311.70 feet to an existing iron pin; said line passes existing iron pins at 124.70 feet and 214.92 feet; thence, N 85 deg. 55' 04" W 180.75 feet to an existing concrete monument; said line passes an existing concrete monument at 130.67 feet; thence, N 86 deg. 06' 24" W 200.01 feet to an existing iron pin; thence, leaving said northerly boundary of River Bend Subdivision and with the easterly boundary of Lenee Frances McPherson Greer of record in Book 11202, page 111 R.O.D.C. Tennessee N 24 deg. 39' 25" W 233.06 feet to an iron pin set; thence, N 00 deg. 57' 39" W 173.14 feet to an iron pin set; thence, with the easterly boundary of Patricia N. and Joseph D. McPherson of record in Book 9307, Page 384, R.O.D.C. Tennessee N 01 deg 23' 07" W 357.73 feet to an iron pin set; thence, N 09 deg. 19' 23" W 153.94 feet to an iron pin set;

thence, with the easterly boundary of William J. McPherson of record in Book 9307, Page 390 R.O.D.C. Tennessee N 08 deg. 23' 52" W 39.23 feet to an iron pin set; thence, N 16 deg. 11' 57" W 495.28 feet to an existing iron pin on the southerly right-of-way of the CSX Railroad; thence, with said southerly right-of-way of the CSX Railroad a curve to the right 358.63 feet to an iron pin set; said curve having a central angle of 07 deg. 22' 52", radius 2783.88, tangent 179.56, and chord N 77 deg. 50; 29" E 358.38; thence, continuing with said southerly right-of-way of the CSX Railroad a curve to the right 635.34 feet to an iron pin set; said pin being on a witness line along the Harpeth River; and said curve having a central angle of 13 deg. 07' 58", radius 2771. 88, tangent 319.07, and chord N 88 deg. 47' 07" E 633.95; thence, with said witness line S 13 deg. 28' 38" E 42.24 feet to an iron pin set; thence, S 05 deg. 34' 11" W 318.24 feet to an iron pin set; thence, S 07 deg. 21' 26" E 463.72 feet to an iron pin set; thence, S 02 def. 05' 17" W 348.57 feet to an iron pin set; thence S 02 deg. 42' 30" E 272.46 feet to an iron pin set; thence, S 09 deg. 12' 19" E 224.46 feet to an iron pin set; thence, S 17 deg. 42' 18" W 205.97 feet to an iron pin set; thence, S 12 deg. 03' 38" W 142.66 feet to an iron pin set; thence, S 00 deg. 04' 19" W 259.95 feet to an iron pin set on the southerly boundary of the herein described property' thence, N 82 deg. 28' 05" W 75.00 feet to a point in the center line of Morton Mill Road; thence, with said center line of Moron Mill Road N 06 deg. 03' 50" W 97.66 feet to a point; thence N 01 deg. 27' 03 " E 64.77 feet to a point; thence N 19 deg. 14' 37" E 39.28 feet to a point; thence, N 14 deg. 20' 24" E 16.28 feet. To a point; thence N 75 deg. 39' 36" W 30.00 feet to an iron pin set on the westerly right-of-way of Morton Mill Road; thence, with a curve to the right 44.99 feet to the point of beginning; said curve having a central angle of 103 deg. 07' 05" radius 25.00, tangent 31.50, and chord S 65 deg. 53' 56" W 39.16; containing 1,482002 square feet or 34.02 acres, more or less to the witness line. Said tract contains an additional 243:089 square feet or 5.6 acres more or less by estimation from the witness line to the center of Harpeth River.

Being the same property conveyed to Harpeth Crest LLC, a Tennessee Limited Liability Company, by Warranty Deed from Max Barry Vinson and Barbara S. Vinson, husband and wife, dated the 6th day of July, 2001, and filed on the 9th day of July, 2001, of record as Instrument Number 10010709-007923, in the Register's Office for Davidson County, Tennessee.

This property more commonly known as West Side of Morton Mill Road, Nashville, TN 37221.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
2. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of August, 2023.

GRANTOR: HARPETH CREST, LLC

BY: Robert G. Balder - Res for HCL

TITLE: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, Robert Q. Baugher, of **HARPETH CREST, LLC, a Tennessee Limited Liability Company,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 18th day of August, 2023.

Amanda Flatt
Notary Public

11/2024
My Commission Expires

AMANDA LEIGH FLATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **August 18, 2023**.

Affiant Signature

11/20/2023
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **20th** day of **November**, 20**23**.

Notary Public

Notary's Seal:

