QUITCLAIM DEED

Karen Johnson
Batch # 1080638
12/11/2023 03:08:31 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20231211-0095506

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Ashley Holders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2023.

M.R. Schodroski
Notary Public

COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Underwood Law Group, PLLC, 223 Town Center Pkwy #1744, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
BAS Development LLC, a Tennessee limited liability company and SB Property Group, LLC, a Tennessee limited liability company	**SAME**	**128-00-0-151.00**
(Name)		
4235 Hillsboro Pike, Ste 300		
(Address)		
Nashville, TN 37215		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **BAS Development, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **BAS Development, LLC, a Tennessee limited liability company, and SB Property Group, LLC, a Tennessee limited liability company,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

A tract of land in the 23rdd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, known as Woodland Forest Section – Four, being Bounded on the North by Eagle Crest partnership, of record in Deed Book 7281, page 477, Register's Office for Davidson County, Tennessee. Bounding on the East by Bill Morris of record in Deed Book 10345, page 378, Register's Office of Davidson County, Tennessee. Bounded on the South by William B. Mercer, Sr. and wife, Marcia F. Mercer of record in Deed Book 10736, page 523, Register's Office for Davidson County, Tennessee and on the West by Lot 21, Lot 22 and the Easterly terminus of Forrest Valley Drive (a 60 foot wide right-of-way), as shown on the final plat of Thousand Oak Estates of record in Plat Book 3700, page 82, Register's Office for Davidson County, Tennessee and being snore particularly descried as follows:

Beginning at a concrete monument (old) at the Easterly terminus Forrest Valley Drive, said monument lying in the Northerly right-of-way of Forrest Valley Drive and being the Southeasterly property corner of Lot 21 of Thousand Oaks Estates and proceeding as follows:

1. Leaving the North right-of-way of Forrest Valley Drive and with East line of Lot 21 of Thousand Oaks Estates, North 03 degrees 35 minutes 41 seconds East, 306.75 feet to an iron rod (new) with cap stamped Ragan Smith & Associates; thence;

2. Leaving the East line of Lot 21 of said Thousand Oaks Estates and with a new line through Eagle Crest Partnership property for the next 4 calls, South 74 degrees 27 minutes 40 seconds East, 206.52 et to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;
3. South 88 degrees 05 minutes 33 seconds East, 75.00 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates: thence;
4. North 48 degrees 50 minutes 58 seconds East, 295 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;
5. South 66 degrees 09 minutes 12 seconds East, 318.37 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;
6. With the West line of Bill Morris, South 28 degrees 32 minutes 02 seconds West, 46.36 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;
7. South 27 degrees 58 minutes 17 seconds West, 193.61 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;
8. South 26 degrees 59 minutes 34 seconds West, 232.10 feet to a corner fence post; thence;
9. Leaving said Morris and with the common property line of William B. Mercer, Sr. and wife, Marcia F. Mercer, North 86 degrees 46 minutes 25 seconds West, 593.40 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;
10. With the Easterly line of Lot 22 of said Thousand Oakes Estates and the Easterly terminus of Forrest Valley Drive, North 03 degrees 35 minutes 41 seconds East 71.99 feet to the point of beginning and containing 292,818 square feet or 6.72 acres, more or less, as calculated by the above courses and distances, according to the survey dated May 27, 2005 by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, TN 37076.

Being the same properties conveyed to Easter Development LLC, a Tennessee limited liability company, by Warranty Deed from ICG Development LLC, a Tennessee limited liability company, dated May 16, 2022 and recorded May 24, 2022, of record in Instrument No. 20220524-0060116 in the Register's Office for Davidson County, Tennessee.

Further being the same properties conveyed to BAS Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from Easter Development, LLC, a Tennessee limited liability company, dated October 31, 2022 and recorded November 2, 2022, of record in Instrument No. 20231207-0094588 in the Register's Office for Davidson County, Tennessee.

Same legal description as prior deed.

This is unimproved property located at 290 Forrest Valley Dr, Nashville, TN 37209.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 11th day of December, 2023.

BAS Development, LLC, a Tennessee limited liability company

By: Ashley Gittens, Member

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named **Ashley Gittens, as Member and Authorized Agent of ICG Development LLC, a Tennessee limited liability company**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of December, 2023.

My Commission Expires: 3/3/2026

M.R. Schodroski
NOTARY PUBLIC

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON