Karen Johnson Davidson County
Batch# 1125908 DEEDQC
04/23/2024 08:16:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240423-0028846

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
37262-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Craighead-Rayon JV c/o Craighead Partners LLC ATTN: C. Neuhoff 421 East Iris Drive, Suite 300 Nashville, TN 37204	New Owner	See Exhibit B

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Craighead Partners, LLC, a Tennessee limited liability company and Rayon City Investors, a Tennessee general partnership** (hereinafter collectively referred to as the "**Grantors**"), by these presents do transfer, convey and quitclaim unto **Craighead-Rayon JV, a Tennessee joint venture** (hereinafter referred to as the **"Grantee**"), its successors and assigns, all of Grantors' interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record. This Quitclaim Deed has been executed and delivered by the Grantors as part of the formation of a new joint venture, the ownership of which is equally comprised of the Grantor entities, and to establish title to the Real Estate in the newly formed joint venture.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 19 day of April, 2024.

Craighead Partners, LLC,
a Tennessee limited liability company

By: _____
Name: William R. Hostettler
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William R. Hostettler, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Craighead Partners, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its President.

WITNESS my hand, at office, this 19 day of April, 2024.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/14/24

IN WITNESS WHEREOF, the Grantor has executed this instrument this 19 day of April, 2024.

Rayon City Investors, a Tennessee general partnership

By: _____
Name: William H. Hawkins
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William H. Hawkins, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Rayon City Investors, a Tennessee general partnership, the within-named bargainor, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as its Authorized Agent.

WITNESS my hand, at office, this 19 day of April, 2024.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/14/24

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 19 day of April, 2024.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/14/24

EXHIBIT A
Legal Description

TRACT I - Property situated in Phase 2, Rowhouses at Robinson Road

LAND in Davidson County, Tennessee, being Unit No.161, Phase 2, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, and Instrument No. 20210825-0115036 and Attorney's Certificate in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the Fourth Amendment of record in Instrument No. 20210224-0022939, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Craighead Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed dated December 27, 2018, from Rayon City Investors, a Tennessee joint venture, of record in Instrument No. 20181231-0126556, and Quitclaim Deed dated December 27, 2018, of record in Instrument No. 20181231-0126557, said Register's Office for Davidson County, Tennessee.

TRACT II - Properties situated in Phase 3, Rowhouses at Robinson Road

LAND in Davidson County, Tennessee, being Unit Nos. 192, 197, 199, 200, 202, 215, 218, 221, 222, 227, 234, 237, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 258, 260, 261, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, and 298, Phase 3, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, and Instrument No. 20210825-0115036 and Attorney's Certificate in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the Fifth Amendment of record in Instrument No. 20210825-0115036, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Craighead Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed dated December 27, 2018, from Rayon City Investors, a Tennessee joint venture, of record in Instrument No. 20181231-0126556, and Quitclaim Deed dated December 27, 2018, of record in Instrument No. 20181231-0126557, said Register's Office for Davidson County, Tennessee.

Craighead Partners, LLC, a Tennessee limited liability company further conveyed a 50% undivided interest in the Real Estate to Rayon City Investors, a Tennessee general partnership by Special Warranty Deed dated April 19, 2024, of record in Instrument No. 20240422-0028719, said Register's Office.

EXHIBIT B
Property Tax Map and Parcels

As to Tract I:

044090B16100co

As to Tract II:

044090C19200co
044090C19700co
044090C19900co
044090C20000co
044090C20200co
044090C21500co
044090C21800co
044090C22100co
044090C22200co
044090C22700co
044090C23400co
044090C23700co
044090C23900co
044090C24000co
044090C24100co
044090C24200co
044090C24300co
044090C24400co
044090C24500co
044090C24600co
044090C24700co
044090C24800co
044090C24900co
044090C25000co
044090C25100co
044090C25200co
044090C25800co
044090C26000co
044090C26100co
044090C26300co
044090C26400co
044090C26500co
044090C26600co
044090C26700co
044090C26800co
044090C26900co
044090C27000co
044090C27100co
044090C27200co
044090C27300co
044090C27400co
044090C27500co
044090C27600co
044090C27700co
044090C27800co
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044090C28000co
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044090C28300co
044090C28400co
044090C28500co
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044090C29000co
044090C29100co
044090C29200co
044090C29300co
044090C29400co
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044090C29600co
044090C29700co
044090C29800co

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 April 19, 2024.

John T. Cook, Esq.
Date: April 22, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this April 22, 2024.

Notary Public
My commission expires: Sept 8th 2026

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY