Karen Johnson Davidson County
Batch# 1130774 DEEDQC
05/03/2024 02:34:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240503-0032775

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
TDR Strategic Realty Partners, LLC 378A Green Harbor Road Old Hickory, TN 37138	Same	071 09 0 120.00 093 08 0 016.00 071-09-0-093.00 through 097.00 071-09-0-107.00 071-09-0-112.00 071-09-0-116.00 through 119.00 071-09-0-121.00 071-09-0-123.00 071-10-0-001.00 through 015.00 071-10-0-017.00 043 00 0 016.00 071-09-0-110.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, DIANE D. REEVES, ("Grantor") hereby quitclaim and convey unto TDR STRATEGIC REALTY PARTNERS, LLC, a Tennessee limited liability company, all of my right, title and interest in the property in Davidson County, Tennessee described on Exhibit A attached hereto.

[Remainder of page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 19th day of April, 2024.

DIANE D. REEVES

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, DIANE D. REEVES, the within named bargainor, with 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 office, this 19th day of April, 2024.

Notary Public

My Commission Expires:
9/21/24

BRENDA L BONADIES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 19th day of April, 2024.

Notary Public

My Commission Expires:
9/21/24

BRENDA L BONADIES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A

071 09 0 120.00 (1821 Seminary Street)

Lots 146-147, Brooklyn Heights, E. C. Scruggs Subdivision of Lots 18, 19, 20, 21, 29, 11 & 12, in Brooklyn Plan, as shown on plat of record in Plat Book 332, page 140 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

093 08 0 016.00 (501 Crutcher Street)

Land in Davidson County, Tennessee, being Lot No. 1 on the re-subdivision of Lot 1 of the Harrison Subdivision, as of record in Book 7900, page 273, Register's Office for Davidson County, Tennessee.

071-09-0-093.00 through 097.00
071-09-0-107.00
071-09-0-112.00
071-09-0-116.00 through 119.00
071-09-0-121.00
071-09-0-123.00
071-10-0-001.00 through 015.00
071-10-0-017.00

Tract One:

Land in Davidson County, Tennessee, being Lots 148-161, 177-178, 182-189 and 202-222, E.C. Scruggs Subdivision of Brooklyn Heights, as of record in Plat Book 332, page 140, Register's Office for Davidson County, Tennessee.

Tract Two:

A certain tract of land in the 12th Civil District of Davidson County, Tennessee, lying on the north side of Congo Street, a dead end street, as shown on E. C. Scrubbs Subdivision of Brooklyn Heights, as of record in Plat Book 332, page 140, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a stone, the northeast corner of the dead end of said Congo Street, and running thence south 77-1/2 degrees east along the northerly margin of Congo Street, 396 feet to a stone; thence north 13 degrees west, 462 feet to a post; thence north 24 degrees east, 200 feet to a point;

071-09-0-110.00 (1803 Cross St.)

Land in Davidson County, Tennessee, being East ½ of Lot No. 172 and all of Lots 173 and 174 on the Plan of Brooklyn Heights of record in Plat Book 332 page 140, in the Register's Office

for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

All of the foregoing being the same property conveyed to Diane D. Reeves by Executor's Quitclaim Deed of record as Instrument # 20240430-0031188, Register's Office for Davidson County, Tennessee.

043 00 0 016.00 (144 Scenic View Road)

Two Tracts of land in Davidson County, Tennessee, being Tracts Nos. 2 and 10 on the Boundary Survey of Tract No. 2 & No.10, Terry Reeves Property, described according to a survey made by W.T. Smith, TN RLS 2012, dated December 28, 2018, as follows:

(Tract No. 2)
Commencing at an iron rod (found) in the westerly margin of Scenic View Road, said rod being the northeast corner of the property conveyed to Myers E. Brown as evidenced in DB.20180621-006009 R.O.D.C., Tn.; thence, with said margin of Scenic View Road South 04°39' 14" West 50.30' to an existing iron rod being the Point-of-Beginning for this hereon described tract of land; thence, continuing with said margin South 04°39' 14" West 108.36' to an iron rod (set), said rod also being the PC of a curve to the left having a delta of 23°05'03", a radius of 200,00', a tangent of 40.84' an arc length of 80.58', and a chord bearing and distance of South 06°53'18" East 80.04' to an iron rod (set), said rod being the northeast corner of tract 10 and being the property conveyed to Tony C. Reeves as evidenced in DB.20160628-0065980 R.O.D.C.,Tn.; thence, with the northerly line of tract 10 South 46°59'26" West 522.03' to an iron pipe (found), said rod being the northwest corner of said tract 10; thence, with the west line of tract 10 South 34°25'45" East 108.10' to a 30" stump at the intersection of existing fences; and also being the northwest corner of the property conveyed to John M. Hahn as evidenced in DB.11726, PG.954 R.O.D.C.,Tn; thence, with Hahn's west line South 33°56'38" East 217.07' to an existing 30" Hackberry in the north line of the Bobby H. Boone property as evidenced in DB.7895, PG.935 R.O.D.C.,Tn.; thence with a common line of said Boone property passing through an iron rod (found) at South 47°02'40" West 78.06' marking the common corner of said Boone and the property conveyed to Gary W., James E. & Nancy Rager as evidenced in QC20100526-0040501 R.O.D.C.,Tn. and continuing with said Rager's North line South 47°02'40" West and passing through an iron pipe (found) at 2617.47' for a total distance of 2731.52' to the approximate low water mark of the Cumberland Rive; thence running generally with the low water mark of said river for the next 3 calls: North 26°53'00" West 399.98' to a point; thence, North 29°18'35" West 340.50' to a point; thence, North 18°24'38" West 152.11' to a point; thence, departing said river and running with the common line of the property conveyed to Feller Brown as evidenced in QC.20 170209- 0013902 R.O.D.C.,Tn., passing through a witness rod (set) at North 52°51'46" East 125.00' for a total distance of 564.08' to an iron rod (set) in the southerly line of said Feller Brown property; thence, continuing with the southerly line of said Brown property North 51°24'15" East 2021.86' to an existing wood corner post in the west line of the property conveyed to Leslie W. Allen as evidenced in QC.00007040-0000268 R.O.D.C.,Tn; thence, South 34°30'28" East 195.04' to an iron pipe found marking the southwest corner of the aforementioned Brown property; thence, with Brown's south line North 46°09'20" East 628.02' to the Point-Of-Beginning containing 2,071,941 Sq. Ft. or 47.57 Acres more or less.

(Tract No. 10)
Commencing at an iron rod (found) in the westerly margin of Scenic View Road, said rod being the northeast corner of the property conveyed to Myers E. Brown as evidenced in DB.20180621-

006009 R.O.D.C., Tn.; thence, with said margin of Scenic View Road South 04°39'14" West 50.30' to an existing iron rod; thence, continuing with said margin South 04°39'14" West 108.36' to an iron rod (set), said rod also being the PC of a curve to the left having a delta of 23°05'03", a radius of 200.00', a tangent of 40.84' an arc length of 80.58', and a chord bearing and distance of South 06°53'18" East 80.04' to an iron rod (set), said rod being the Point-Of-Beginning for this hereon described tract; thence, continuing with a curve to the left having a delta of 24°26'll", a radius of 200.00, a tangent of 43.31, an arc length of 85.30', and a chord bearing and distance of South 30°38'55" East 84.65' to an iron rod (set) at the point of tangency of Scenic View Rd. thence, continuing with said margin South 42°52'0l" East 24.20' to an iron rod (set), said rod being the northeast corner of the property conveyed to John M. Hahn as evidenced in DB.11726, P0.954 R.O.D.C., Tn.; thence, with Hahn's north line South 46°59'26" West 519.98' to an existing 30" stump in the intersection of fences; thence, North 34°25'45" West 108.10' to the southwest corner of the property conveyed to Terry C. Reeves and known as tract 2 as evidenced in DB.20160628 - 0065980 R.O.D,C., Tn.; thence, with a common line of said tract 2 North 46°59'26" East 522.03' to the Point-Of-Beginning containing 55,217 Sq. Ft. or 1.27 Acres more or less.

Being the same property conveyed to Terry C. Reeves and Diane D. Reeves, husband and wife, by deed of record as Instrument #20190107-0001694, the said Terry C. Reeves being since deceased.

37606409.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Apr 19, 2024 (date of document).

Affiant Signature

05/03/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 03 day of May, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

