MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

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 7 day of May, 2024.

Notary Public

My commission expires: 10/4/2027

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cave Hill, LLC	**NEW OWNER**	**P/O 04000005200**
P.O. Box 60284		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Migration Partners, LP** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Cave Hill, LLC,** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

SEE ATTACHED EXHIBIT "A"

Being a portion of the same property conveyed to Migration Partners, LP by Warranty Deed from Dana Liberatore and Philip L. Liberatore dated December 13, 2022, of record in Instrument No. 20221215-0129968, Register's Office for Davidson County, Tennessee.

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Subject property is unimproved property commonly known as 0 Old Hickory Blvd., Whites Creek, TN 37189.

WITNESS my/our hands this 7 day of May, 2024.

Migration Partners, LP
By: Ryan Boyles
Its: General Partner

Karen Johnson Davidson County
Batch# 1132374 DEEDQC
05/08/2024 11:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240508-0033895

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ryan Boyles,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is General Partner of Migration Partners, LP and is authorized by Migration Partners, LP to execute the within instrument on its behalf as its General Partner.

Witness my hand and seal at office on this, the 7 day of May, 2024.

My commission expires: 10/4/2027

NOTARY PUBLIC

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

EXHIBIT "A"

Land in Davidson County, Tennessee, COMMENCING at 1/2-inch rebar found at the eastern most northeast corner of the tract of which this is a part, also being a common corner with Sherrill, Instrument Number 20030430-0057787; runs thence South 26 Degrees 08 Minutes 35 Seconds West, 275.07 feet to a 5/8-inch rebar with stainless steel L.I. Smith cap set at the POINT OF BEGINNING; thence with a severance line as follows:
South 10 Degrees 41 Minutes 59 Seconds West, 391.00 feet to a 5/8-inch rebar with stainless steel L.I. Smith cap set;
South 05 Degrees 24 Minutes 22 Seconds East, 1052.90 feet to a 5/8-inch rebar with stainless steel L.I. Smith cap set;
South 84 Degrees 35 Minutes 38 Seconds West, 192.44 feet to a 5/8-inch rebar with stainless steel L.I. Smith cap set;
North 04 Degrees 31 Minutes 37 Seconds West, 1147.17 feet to a 5/8-inch rebar with stainless steel L.I. Smith cap set;
North 10 Degrees 20 Minutes 28 Seconds East, 374.63 feet to a 5/8-inch rebar with stainless steel L.I. Smith cap set;
South 71 Degrees 53 Minutes 13 Seconds East, 198.10 feet to the Point of Beginning, and containing 6.362 acres, more or less, as surveyed by Thomas A. Young, Tennessee Registered Land Surveyor Number 2265, of L.I. Smith & Associates, 302 North Caldwell Street, Paris, TN 38242, on April 12, 2024. Bearings are based upon Tennessee State Plane Coordinate System, NAD 83.

INGRESS/EGRESS EASEMENT
Being the following described Ingress/Egress easement, situated in the Davidson County, Tennessee, being that across that property, which was conveyed to Migration Partners, LP, by deed of record in Instrument 20221215-0129968, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the north line of the property which this easement crosses, being in the centerline of a gravel drive, and located South 49 Degrees 10 Minutes 21 Seconds West, 47.92 feet from a concrete monument at the northeast corner of this property; thence with the centerline of the gravel drive and this easement as follows:
South 21 Degrees 03 Minutes 06 Seconds West, 38.72 feet;
South 13 Degrees 21 Minutes 50 Seconds West, 24.56 feet;
South 09 Degrees 12 Minutes 31 Seconds West, 62.39 feet;
South 11 Degrees 15 Minutes 08 Seconds West, 145.83 feet;
Along a curve turning to the left 62.18 feet, having a radius of 56.71 feet, and being subtended by a chord bearing and distance of South 21 Degrees 52 Minutes 44 Seconds East, 59.11 feet;
Along a curve turning to the right 113.02 feet, having a radius of 108.03 feet, and being subtended by a chord bearing and distance of South 31 Degrees 16 Minutes 17 Seconds East, 107.94 feet;
South 00 Degrees 37 Minutes 12 Seconds East, 56.38 feet;
South 02 Degrees 21 Minutes 58 Seconds East, 48.57 feet;
South 09 Degrees 23 Minutes 28 Seconds East, 26.58 feet; thence leaving the centerline of the gravel drive and continuing with the easement as follows:
South 19 Degrees 54 Minutes 10 Seconds West, 36.87 feet;
South 17 Degrees 04 Minutes 33 Seconds West, 48.95 feet;
Along a curve turning to the left 323.38 feet, having a radius of 273.20 feet, and being subtended by a chord bearing and distance of South 17 Degrees 39 Minutes 33 Seconds East, 304.83 feet;
Along a curve turning to the left 247.57 feet, having a radius of 1991.66 feet, and being subtended by a chord bearing and distance of South 66 Degrees 23 Minutes 32 Seconds East, 247.41 feet;
South 48 Degrees 28 Minutes 46 Seconds East, 130.74 feet;
South 65 Degrees 39 Minutes 13 Seconds East, 342.80 feet;
South 63 Degrees 31 Minutes 02 Seconds East, 325.57 feet;
South 52 Degrees 04 Minutes 48 Seconds East, 92.67 feet;
Along a curve turning to the left 22.63 feet, having a radius of 208.46 feet, and being subtended by a chord bearing and distance of South 41 Degrees 53 Minutes 25 Seconds East, 22.62 feet;
South 21 Degrees 11 Minutes 49 Seconds West, 112.67 feet to a point in the north line of the property which this easement serves, being the terminus of this easement, and being located South 71 Degrees 53 Minutes 13 Seconds East, 57.15 feet from a 5/8-inch rebar with stainless steel L.I. Smith cap set at the northwest corner of the tract this easement serves, as surveyed by Thomas A. Young, Tennessee Registered Land Surveyor Number 2265, of L.I. Smith & Associates, 302 North Caldwell Street, Paris, TN 38242, on April 12, 2024. Bearings are based upon Tennessee State Plane Coordinate System, NAD 83.

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/7/2024 (date of document).

Jennifer Russell
Affiant Signature

5/8/2024
Date

State of Tennessee

County of Sumner

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Sworn to and subscribed before me this 8 day of May 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL