Karen Johnson Davidson County
Batch # 1145189 DEEDQC
06/10/2024 01:55:08 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20240610-0043318

This Instrument Prepared By: Shadowbrook LLC at 5397 Rawlings Road, Joelton, TN, USA

Quitclaim Deed

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Clara Rawlings Davenport, not married, of 5397 Rawlings Rd, Joelton, TN 37080, USA, (the "Grantor"), for and in consideration of 10.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaims, unto Shadowbrook LLC, a Tennessee corporation, whose tax mailing address is 5397 Rawlings Road, Joelton, TN, USA, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

> Davidson County, Shadowbrook, map and parcel number 021 00 0 250.00, prior ID 3386, W Side Rawlings RD W of Clarksville PK, 5397 Rawlings Road.

Being all or part of the same property described in the County Register's Deed book 4943, Page 435.

C.R.D, LESS EXIBIT A: 19.25 ACRES DECRIPTION ATTACHED
C.R.D, LESS EXIBIT A: 5.46 ACRES DECRIPTION ATTACHED

C.R.D,

IN WITNESS WHEREOF the Grantor has executed this instrument this 8 day of June, 2024.

Signed in the presence of:

Gerald Powell
Witness signature

Clara Rawlings Davenport
Clara Rawlings Davenport

Gerald Powell
Witness name

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Evan Legerton, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Clara Rawlings Davenport, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 8 day of June, 2024.

Notary Public, the State of Tennessee



County of Davidson

My commission expires: 10/04/2027

C.R.D.

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

NELSON E. DAVENPORT

CLARA RAWLINGS DAVENPORT

19.25 ACRES

RAWLINGS ROAD

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 21, ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN THE 1st COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY RAWLINGS ROAD ON THE EAST; NELSON E. DAVENPORT'S 5.46 ACRE TRACT AND LITTLE MARROWBONE LAKE ON THE SOUTH; JOSEPH W. RAWLINGS ON THE WEST; AND JOE K. HACH AND PHILA R. HACH ON THE NORTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET [N 720490.07 E 1702013.41] ON THE WEST SIDE OF RAWLINGS ROAD (25' FROM THE CENTER), IN THE SOUTH LINE OF PHILA R. HACH (REF. DEED BOOK 5237 PAGE 938 R.O.D.C. PROPERTY MAP 21 PARCEL 150); THENCE S84 ^{0} 16'54"E 26.19' TO A POINT IN THE CENTER OF RAWLINGS ROAD; THENCE WITH THE CENTER OF RAWLINGS ROAD WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA = 17^{0}53'31"; RADIUS 188.46'; ARC = 58.85'; CHORD = s21 ^{0}42'53"E 58.61' TO A POINT, THE NORTHEAST CORNER OF NELSON E. DAVENPORT'S 5.46 ACRE TRACT; THENCE WITH THE NORTH LINES OF SAID 5.46 ACRE TRACT S70^{0} 20'44"W, PASSING A WITNESS IRON PIN SET AT 25.41', IN ALL 201.90' TO AN IRON PIN SET; THENCE S83 ^{0} 18'10"W 325.03' TO AN IRON PIN SET, A NORTHEASTERLY CORNER OF LITTLE MARROWBONE LAKE; THENCE WITH LITTLE MARROWBONE LAKE N6r12'51"W, PASSING A WITNESS IRON PIN SET AT 104.00', IN ALL 133.60' TO A POINT IN A CREEK; THENCE N77^{0} 40'57"W 187.84' TO AN EXISTING CONCRETE MONUMENT; THENCE S30^{0} 37'23"W 234.07' TO AN EXISTING CONCRETE MONUMENT; THENCE S37^{0}47'18"W 220.55' TO AN IRON PIN SET; THENCE S43 ^{0} 33'40"W 237.22' TO AN IRON PIN SET; THENCE N89^{0} 28'03"W 140.92' TO AN EXISTING IRON PIPE; THENCE N82 ^{0}03'35"W 261.76' TO AN EXISTING CONCRETE MONUMENT; THENCE S85 ^{0} 37'35"W 275.21' TO AN EXISTING IRON PIN, THE SOUTHEAST CORNER OF JOSEPH W. RAWLINGS (REF. DEED BOOK 3313 PAGE 333 R.O.D.C. - PROPERTY MAP 21 PARCEL 95); THENCE LEAVING LITTLE MARROWBONE LAKE WITH RAWLINGS' EAST LINE N07 ^{0} 21'01"E 872.36' TO AN EXISTING IRON PIN, THE SOUTHWEST CORNER OF JOE K. HACH (REF. DEED BOOK 8774 PAGE 863 R.O.D.C. - PROPERTY MAP 21 PARCEL 360); THENCE WITH AN ANCIENT FENCE LINE S79 ^{0}47'25"E, PASSING AN EXISTING WITNESS IRON PIPE AT 1164.71', IN ALL 1285.02' TO A POINT IN THE CENTER OF A CREEK, THE SOUTHWEST CORNER OF THE AFOREMENTIONED PHILA R. HACH; THENCE WITH PHILA R. HACH'S SOUTH LINE S84^{0} 16'54"E 401.33' TO THE POINT OF BEGINNING, CONTAINING 19.25 ACRES, MORE OR LESS, AND BEING A PORTION OF THE NELSON E. DAVENPORT AND CLARA RAWLINGS DAVENPORT PROPERTY AS RECORDED IN DEED BOOK 4943 PAGE 439, REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. 1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062, AND DATED JUNE 28, 2019.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO NELSON E. DAVENPORT AND CLARA RAWLINGS DAVENPORT FROM A. L. RAWLINGS AND SOPHIA SHADOW RAWLINGS, DATED AUGUST 19, 1975 AND RECORDED AUGUST 19, 1975 IN DEED BOOK 4943, PAGE 439, REGISTER'S OFFICE FOR DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD, AND TO THE FINDINGS OF A TITLE REPORT.

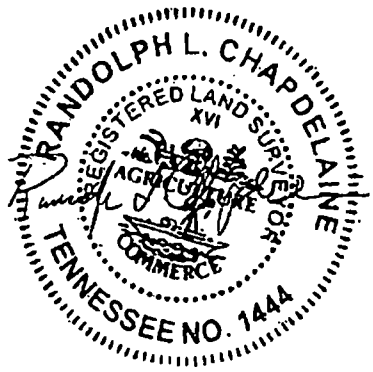

RANDOLPH L. CHAPDELAINE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1444

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

NELSON E. DAVENPORT

CLARA RAWLINGS DAVENPORT

5.46 ACRES

RAWLINGS ROAD

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 21, ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN THE 1st COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY RAWLINGS ROAD ON THE EAST; NELSON E. DAVENPORT'S 5.17 ACRE TRACT AND ON THE SOUTH; LITTLE MARROWBONE LAKE ON THE WEST; AND NELSON E. DAVENPORT'S 19.25 ACRE TRACT ON THE NORTH, MORE PARTCULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET [N 720490.07 E 1702013.41] ON THE WEST SIDE OF RAWLINGS ROAD (25' FROM THE CENTER), IN THE SOUTH LINE OF PHILA R. HACH (REF. DEED BOOK 5237 PAGE 938 R.O.D.C. – PROPERTY MAP 21 PARCEL 150); THENCE S19°56'55"E 69.80' TO AN IRON PIN SET, THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT:

THENCE WITH THE SOUTH LINE OF NELSON E DAVENPORT'S 19.25 ACRE TRACT N70°20'44"E 25.41' TO A POINT IN THE CENTER OF RAWLINGS ROAD; THENCE WITH THE CENTER OF RAWLINGS ROAD S32°08'19"E 92.14' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA = 41°48'20"; RADIUS = 191.97'; ARC = 140.07'; CHORD = S14°17'31"E 136.98' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA = 28°43'30"; RADIUS = 312.30'; ARC = 156.57'; CHORD = S26°55'40"W 154.94' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

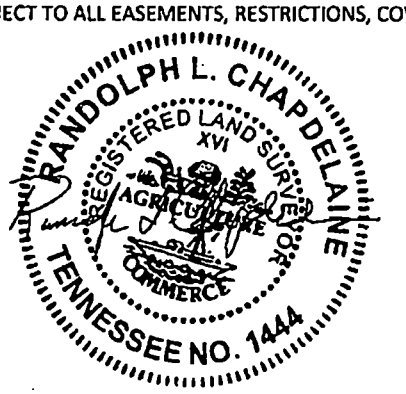
DELTA = 20°35'41"; RADIUS = 388.92'; ARC = 139.80'; CHORD = S50°34'16"W 139.04' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA = 03°10'01"; RADIUS = 2713.05'; ARC = 149.96'; CHORD = S61°04'33"W 149.94' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTCS:

DELTA = 08°14'25"; RADIUS = 454.58'; ARC = 65.38'; CHORD = S64°48'48"W 65.32' TO A POINT, THE NORTHEAST CORNER OF NELSON E. DAVENPORT'S 5.17 ACRE TRACT; THENCE LEAVING RAWLINGS ROAD AND WITH DAVENPORT'S 5.17 ACRE TRACT N55°46'40"W, PASSING A WITNESS IRON PIN AT 30.84', IN ALL 418.22' TO AN EXISTING BROKEN IRON STAKE ON THE EAST SIDE OF LITTLE MARROWBONE LAKE; THENCE WITH THE EAST SIDE OF LITTLE MARROWBONE LAKE N30°58'20"E 229.18' TO AN IRON PIN SET IN THE SOUTH LINE OF THE AFOREMENTIONED 19.25 ACRE TRACT; THENCE WITH SAID 19.25 ACRE TRACT N83°18'10"E 325.03' TO AN IRON PIN SET; THENCE N70°20'44"E 176.49' TO THE TRUE POINT OF BEGINNING, CONTAINING 5.46 ACRES, MORE OR LESS, AND BEING A PORTION OF THE NELSON E. DAVENPORT AND CLARA RAWLINGS DAVENPORT PROPERTY AS RECORDED IN DEED BOOK 4943 PAGE 439, REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. 1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062, AND DATED JUNE 28, 2019.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO NELSON E. DAVENPORT AND CLARA RAWLINGS DAVENPORT FROM A. L. RAWLINGS AND SOPHIA SHADOW RAWLINGS, DATED AUGUST 19, 1975 AND RECORDED AUGUST 19, 1975 IN DEED BOOK 4943, PAGE 439, REGISTER'S OFFICE FOR DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD, AND TO THE FINDINGS OF A TITLE REPORT.



KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00.

Carol R. Davenport
Affiant

Subscribed and sworn before me, this 10 day of June, 2024.

Evan Legerton
Notary

EVAN LEGERTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CRD