Karen Johnson Davidson County
Batch# 1157431 DEEDQC
07/12/2024 11:59:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240712-0052544

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 12 day of July, 2024.

Notary Public **Affiant**
My Commission Expires: 01-06-2025

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Gregory F. Richardson & Carroll M. Richardson 6012 Clarksville Hwy. Joelton, TN 37080	Same as New Owner.	P/O Map/Parcel: 03900009400

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged **RICHARDSON INVESTMENTS, LLC OF NASHVILLE, A TENNESSEE LIMITED LIABILTY COMPANY, by and through its Members,** by these presents does hereby quitclaim and convey unto **LGC INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, and its successors, heirs, and assigns, all his right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, more particularly described as follows:

TRACT 1:

Property located in the 3rd Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 06-21-24, File Number 3-473, as follows:

Beginning at an existing brass nail in asphalt on the north margin of Clarksville Highway being the common corner to Ignacia Angel De Onate (Instrument Number 20180207-0012544) located approximately 318 feet southeast of the intersection of Old Hickory Boulevard and having a Tennessee State Plane Coordinate of N:709367.2521, E:1711297.6561;
Thence with the southeast line of said Onate
NORTH 41 DEGREES 17 MINUTES 10 SECONDS EAST a distance of 249.94 feet to an existing iron rod;
Thence NORTH 58 DEGREES 19 MINUTES 01 SECONDS WEST a distance of 273.18 feet to an existing iron rod;
Thence with the east line of The Smotherman Revocable Living Trust (Instrument Number 20210624-0085916) NORTH 06 DEGREES 46 MINUTES 02 SECONDS EAST a distance of 54.55 feet to an existing iron rod;
Thence with the common line of Frederick Takas (Instrument Number 20040702-0078839) SOUTH 86 DEGREES 03 MINUTES 29 SECONDS EAST a distance of 39.30 feet to an existing iron rod;

Thence continuing with said Takacs and with Tom John and Brenda Butka Revocable Living Trust (Instrument Number 20201229-0153954)
NORTH 64 DEGREES 35 MINUTES 59 SECONDS EAST a distance of 484.12 feet;
Thence SOUTH 79 DEGREES 56 MINUTES 28 SECONDS EAST a distance of 28.09 feet to an existing iron rod on a bluff;
Thence with a new line and severing the property of Richardson Investments, LLC (Instrument Number 20050506-0051315)
SOUTH 05 DEGREES 46 MINUTES 55 SECONDS EAST a distance of 500.49 feet to an existing iron rod having a TSPC of N:709454.9297, E:1711791.1700;
Thence with the west line of Gyle Head (Book 7384, Page 654)
and with the south line of a proposed 50 foot Ingress, Egress and Utility Easement SOUTH 40 DEGREES 24 MINUTES 25 SECONDS WEST a distance of 386.60 feet to an existing iron rod on the north margin of Clarksville Highway;
Thence with said margin NORTH 49 DEGREES 35 MINUTES 12 SECONDS WEST a distance of 319.01 feet to an existing brass nail which is the point of beginning, having an area of 258597.94 square feet, **5.94 acres**

Being a portion of the property described in Instrument Number 20050506-0051315, Register's Office of Davidson County, Tn.

Included in this description is a 50 foot Ingress, Egress and Utility Easement described as follows:

Beginning at an existing brass nail in asphalt on the north margin of Clarksville Highway being the common corner to Ignacia Angel De Onate (Instrument Number 20180207-0012544) located approximately 318 feet southeast of the intersection of Old Hickory Boulevard and having a Tennessee State Plane Coordinate of N:709367.2521, E:1711297.6561;
Thence with the south margin of Clarksville Highway
SOUTH 49 DEGREES 35 MINUTES 12 SECONDS EAST a distance of 319.01 feet to an existing iron rod and the point of beginning of this description;

Thence with the north margin of Clarksville Highway
NORTH 49 DEGREES 35 MINUTES 35 SECONDS WEST a distance of 50.00 feet;
Thence NORTH 40 DEGREES 24 MINUTES 25 SECONDS EAST a distance of 434.57 feet;
Thence SOUTH 05 DEGREES 46 MINUTES 55 SECONDS EAST a distance of 69.29 feet to an existing iron rod having a TSPC of N:709454.9297, E:1711791.1700;
Thence with the west line of Gyle Head (Book 7384, Page 654)
SOUTH 40 DEGREES 24 MINUTES 25 SECONDS WEST a distance of 386.60 feet to an existing iron rod which is the point of beginning,
having an area of 20529.17 square feet, 0.47 acres

TRACT 2:

Property located in the 3rd Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 06-21-24, File Number 3-473, as follows:

Beginning at an existing brass nail in asphalt on the north margin of Clarksville Highway being the common corner to Ignacia Angel De Onate (Instrument Number 20180207-0012544) located approximately 318 feet southeast of the intersection of Old Hickory Boulevard and having a Tennessee State Plane Coordinate of N:709367.2521, E:1711297.6561;
Thence with the south margin of Clarksville Highway
SOUTH 49 DEGREES 35 MINUTES 12 SECONDS EAST a distance of 319.01 feet to an existing iron rod;
Thence with the west line of Gyle Head (Book 7384, Page 654)

and with the south line of a proposed 50 foot Ingress, Egress and Utility Easement NORTH 40 DEGREES 24 MINUTES 25 SECONDS EAST a distance of 386.60 feet to an existing iron rod having a TSPC of N:709454.9297, E:1711791.1700 and being the Point of Beginning of this description
Thence with a new line and severing the property of Richardson Investments, LLC (Instrument Number 20050506-0051315)
NORTH 05 DEGREES 46 MINUTES 55 SECONDS WEST a distance of 500.49 feet to an existing iron rod on a bluff;
Thence with the south line of John Lachs (Book 11670, Page 176)
SOUTH 82 DEGREES 51 MINUTES 20 SECONDS EAST a distance of 191.87 feet;
Thence SOUTH 74 DEGREES 07 MINUTES 01 SECONDS EAST a distance of 84.46 feet to an existing iron rod;
Thence continuing with said Lachs and with Frederick Johnson (Book 11203, Page 252) SOUTH 73 DEGREES 58 MINUTES 11 SECONDS EAST a distance of 162.10 feet to an existing iron rod;
Thence with the south line of M.B. Crigler, Jr. (Book 6847, Page 56)
for the following nine calls:
SOUTH 61 DEGREES 03 MINUTES 32 SECONDS EAST a distance of 35.85 feet;
SOUTH 48 DEGREES 44 MINUTES 04 SECONDS EAST a distance of 75.99 feet;
SOUTH 57 DEGREES 00 MINUTES 20 SECONDS EAST a distance of 114.32 feet;
SOUTH 77 DEGREES 03 MINUTES 18 SECONDS EAST a distance of 122.07 feet;
SOUTH 67 DEGREES 57 MINUTES 00 SECONDS EAST a distance of 107.02 feet;
SOUTH 63 DEGREES 21 MINUTES 26 SECONDS EAST a distance of 37.60 feet;
SOUTH 71 DEGREES 24 MINUTES 30 SECONDS EAST a distance of 51.47 feet;
SOUTH 72 DEGREES 14 MINUTES 54 SECONDS EAST a distance of 34.14 feet to an existing iron rod capped HFR and having a TSPC of N:709620.1230, E:1712685.6407;
Thence SOUTH 07 DEGREES 52 MINUTES 41 SECONDS WEST a distance of 138.18 feet to a point that is located NORTH 75 DEGREES 05 MINUTES 22 SECONDS EAST a distance of 4.84 feet from an existing iron rod capped "Espey Huston Associates";
Thence with the west line of Daniel Grene (Instrument Number 20150922-0096404) and Robert Sutton (Instrument Number 20010614-0063066)
SOUTH 09 DEGREES 03 MINUTES 20 SECONDS EAST a distance of 353.52 feet to an existing iron rod;
Thence with the west line of Brandon Downing (Instrument Number 20130904-0093309) SOUTH 19 DEGREES 17 MINUTES 11 SECONDS WEST a distance of 196.29 feet to an existing iron rod;
Thence with the west line of Kurt Fortmeyer (Instrument Number 20070924-0113920) SOUTH 19 DEGREES 09 MINUTES 53 SECONDS WEST a distance of 493.86 feet to the margin of Clarksville Highway;
Thence with said margin for the following four calls:
with a curve turning to the right with an arc length of 187.13 feet, with a radius of 1002.56 feet, with a chord bearing of NORTH 54 DEGREES 55 MINUTES 12 SECONDS WEST, with a chord length of 186.86 feet;
Thence NORTH 49 DEGREES 36 MINUTES 21 SECONDS WEST a distance of 39.50 feet;
Thence SOUTH 40 DEGREES 23 MINUTES 39 SECONDS WEST a distance of 55.00 feet;
Thence NORTH 49 DEGREES 36 MINUTES 21 SECONDS WEST a distance of 341.74 feet;
Thence leaving the margin of Clarksville Highway and with the east line of Survivor's Trust TUA (Instrument Number 20191223-0132050)
NORTH 39 DEGREES 10 MINUTES 58 SECONDS EAST passing an existing iron rod at 12.01 feet (having a TSPC of N:708804.2177, E:1712024.0911) and continuing a total distance of 412.13 feet;
Thence NORTH 49 DEGREES 56 MINUTES 20 SECONDS WEST a distance of 400.00 feet to an existing iron rod;
Thence SOUTH 39 DEGREES 39 MINUTES 17 SECONDS WEST a distance of 9.12 feet to an existing iron rod;
Thence with the north line of Gyle Head (Book 7384, Page 654)
NORTH 62 DEGREES 35 MINUTES 58 SECONDS WEST a distance of 195.63 feet to an existing iron rod which is the point of beginning, having an area of 799807.52 square feet, **18.36 acres**

Being a portion of the property described in Instrument Number 20050506-0051315, Register's Office of Davidson County, Tn.

Included with this description is a 50 foot Ingress, Egress and Utility Easement described as follows:

Beginning at an existing brass nail in asphalt on the north margin of Clarksville Highway being the common corner to Ignacia Angel De Onate (Instrument Number 20180207-0012544) located approximately 318 feet southeast of the intersection of Old Hickory Boulevard and having a Tennessee State Plane Coordinate of N:709367.2521, E:1711297.6561;
Thence with the south margin of Clarksville Highway
SOUTH 49 DEGREES 35 MINUTES 12 SECONDS EAST a distance of 319.01 feet to an existing iron rod and the point of beginning of this description;

Thence with the north margin of Clarksville Highway
NORTH 49 DEGREES 35 MINUTES 35 SECONDS WEST a distance of 50.00 feet;
Thence NORTH 40 DEGREES 24 MINUTES 25 SECONDS EAST a distance of 434.57 feet;
Thence SOUTH 05 DEGREES 46 MINUTES 55 SECONDS EAST a distance of 69.29 feet to an existing iron rod having a TSPC of N:709454.9297, E:1711791.1700;
Thence with the west line of Gyle Head (Book 7384, Page 654)
SOUTH 40 DEGREES 24 MINUTES 25 SECONDS WEST a distance of 386.60 feet to an existing iron rod which is the point of beginning, having an area of 20529.17 square feet, 0.47 acres

Being a portion of that property conveyed to RICHARDSON INVESTMENTS, LLC OF NASHVILLE, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from CARROLL M. RICHARDSON AND GREGORY F. RICHARDSON, dated May 4, 2005 of record in Instrument No. 20050506-0051315, said Register's Office for Davidson County, Tennessee.

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

For informational purposes only: **5424 Clarksville Pike, Whites Creek, TN 37189**.

Witness my hand this 12th day of July, 2024, the bargaining party, having caused my name to be signed hereto on said day and date.

RICHARDSON INVESTMENTS, LLC OF NASHVILLE, A TENNESSEE LIMITED LIABILTY COMPANY

By: GREGORY F. RICHARDSON, MEMBER

By: CARROLL M. RICHARDSON, MEMBER

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE)

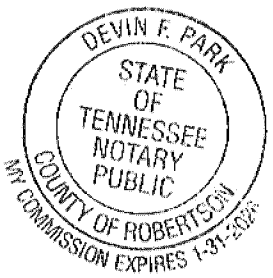
COUNTY OF DAVIDSON)

Before me, the undersigned authority, Devin Freeman Park, a Notary Public of the State and county mentioned, personally appeared **GREGORY F. RICHARDSON** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a managing member (or other officer authorized to execute the instrument) of **RICHARDSON INVESTMENTS, LLC OF NASHVILLE, A TENNESSEE LIMITED LIABILTY COMPANY**, the within named bargainor, a Tennessee Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as a managing member (or other authorized officer).

Witness my hand, at office, this 12 day of July, 2024.

Notary Public

My commission expires: 1/31/26



STATE OF TENNESSEE)

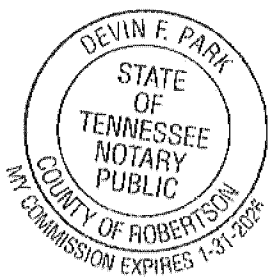
COUNTY OF DAVIDSON)

Before me, the undersigned authority, Devin Freeman Park, a Notary Public of the State and county mentioned, personally appeared **CARROLL M. RICHARDSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a managing member (or other officer authorized to execute the instrument) of **RICHARDSON INVESTMENTS, LLC OF NASHVILLE, A TENNESSEE LIMITED LIABILTY COMPANY**, the within named bargainor, a Tennessee Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as a managing member (or other authorized officer).

Witness my hand, at office, this 12 day of July, 2024.

Notary Public

My commission expires: 1/31/26



CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **7-12-2024** [DATE].

AFFIANT SIGNATURE

7-12-2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **12** day of **July**, 2024.

Notary Signature
My Commission Expires: 01-06-2025
[SEAL]

