Karen Johnson Davidson County
Batch# 1157930 DEEDQC
07/15/2024 10:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240715-0052945

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF July 2024.

Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

# QUITCLAIM DEED

**THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY**
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hobson Townhomes Ventures, LLC | New Owner | 164-00-0-201.00 |
| (NAME) 2925 Berry Hill Drive | (NAME) Same | 164-00-0-272.00 |
| (ADDRESS) Nashville, TN 37204 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**GWENDOLYN L. MCADAMS AND SUSAN KEFFER, AS CO-TRUSTEES OF THE RICHARD D. MCADAMS LIVING TRUST**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**HOBSON TOWNHOMES VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN THE FOLLOWING CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEEATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved X
This is improved property, known as 0 Hobson Pike, Antich, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this ____ day of January 2024

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed as of this 10th day of July, 2024

**GRANTOR:**

**Richard D. McAdams Living** Trust and the Richard D. McAdams **Marital Trust**

By: _____
**Gwendolyn S. McAdams**, Co-Trustee

By: _____
**Susan Keffer, Co-Trustee**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Gwendolyn S. McAdams,** the bargainor(s), 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 acting the Co-Trustee of **Richard D. McAdams Living Trust** and the Richard D. McAdams Marital Trust, with the authority to transfer and convey by herself as the Co-Trustee under the said **Richard D. McAdams Living Trust and the Richard D. McAdams Marital Trust.**

Witness my hand, at office, this 16th day of July, 2024.

Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF MONTANA
COUNTY OF PARK

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Susan Keffer,** the bargainor(s), 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 acting the Co-Trustee of **Richard D. McAdams Living Trust and the Richard D. McAdams Marital Trust**, with the authority to transfer and convey by herself as the Co-Trustee under the said **Richard D. McAdams Living Trust and the Richard D. McAdams Marital Trust.**

Witness my hand, at office, this 9th day of July, 2024.

Tammy G. Clark
Notary Signature
My commission expires:

TAMMY G CLARK NOTARIAL SEAL STATE OF MONTANA
TAMMY G CLARK
Notary Public
for the State of Montana
Residing at:
Livingston, Montana
My Commission Expires:
June 3, 2028

# EXHIBIT A

BEING land located in Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a found 1/2" diameter iron rebar with a RSA cap (TN SPC N: 623032.88, E: 1789592.89) in the southwesterly ROW of Hobson Pike being a common corner with NTI Hobson Pike LLC, (Tax Map164, Parcel 322.00) recorded in Deed Book 1012, Page 3455 in the Register of Deeds Davidson County Tennessee (R.O.D.C.T.)

Thence with said line the following four (4) calls and distances:
1. North 56 Degrees 32 Minutes 14 Seconds East, 101.09 feet to a found 5/8" diameter iron rebar with a cap RLS #1455;
2. North 55 Degrees 13 Minutes 23 Seconds East, 74.74 feet to a found concrete highway marker;
3. North 49 Degrees 37 Minutes 24 Seconds East, 101.52 feet to a found concrete highway marker;
4. North 55 Degrees 37 Minutes 37 Seconds East, 894.90' feet to a found 1/2" diameter iron rebar with RSA cap common corner with Metro Government Antioch High School, (Tax Map 164, Parcel 202) Deed Book 9699, Page 468 in the R.O.D.C.T.;

Thence with said line South 11 Degrees 20 Minutes 23 Seconds West, 83.99 feet to a found 1/2" diameter iron rebar with an illegible cap being common corner with New Century Development, LLC (Tax Map 164, Parcel 134.00) recorded in Deed Instrument Number 20201103-0128717, in the R.O.D.C.T.

Thence with said line the following two (2) calls and distances:
1. South 08 Degrees 34 Minutes 16 Seconds West, 824.39 feet to a found 1/2" diameter iron rebar at base of 15 inch diameter Cedar tree;
2. South 82 Degrees 50 Minutes 38 Seconds East, 227.33 feet to a found 1/2" diameter iron rebar with no cap common corner with Pamela Barrett, (Tax Map 164 Parcel 136.00) in Deed Instrument Number 20230906-0070000 in the R.O.D.C.T;

Thence with said line the following two (2) calls and distances:
1. South 08 Degrees 15 Minutes 21 Seconds West, 546.11 feet to a found 1/2" diameter iron rebar with a RSA cap.
2. South 08 Degrees 25 Minutes 12 Seconds West, 94.63 feet to a found 1/2" diameter iron rebar with a RSA cap common corner with Mt View School (Tax Map 16, Parcel 133.00) recorded in Deed Book 1781, Page 161 in the R.O.D.C.T;

Thence with said line the following two (2) calls and distances:
1. North 42 Degrees 37 Minutes 05 Seconds West, 980.18 feet to a found 5/8" diameter iron rebar with a cap RLS # 1455;
2. South 52 Degrees 52 Minutes 53 Seconds West, 100.45 feet to a found 1/2" diameter iron rebar with a Cherry cap common corner with NTI Hobson Pike LLC (Tax Map 164, Parcel 322.00) recorded in Deed Book 1012, Page 3455 in the R.O.D.C.T.;

Thence with said line North 42 Degrees 39 Minutes 44 Seconds West, 312.56 feet to the Point of Beginning.

Said parcel containing 682,977 square feet, more or less or 15.68 acres, more or less. Source of North per State of Tennessee Coordinate System of 1983. Land description prepared by Kevin L. Birdwell TN RLS #1797. (Ragan Smith Associates, 315 Woodland St, Nashville TN 37206) Per General Property Survey dated July 9, 2024.

BEING the same property conveyed to the Richard D. McAdams Living Trust by Warranty Deed from Belz-Becker-Lewis-Schenker Properties, a Joint Venture, of record in Instrument No. 20230623-0047833, in the Register's Office for Davidson County, Tennessee, dated June 12, 2023, and recorded June 23, 2023.

# Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 July 10, 2024 (date of document).

Affiant Signature

July 10, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of July, 2024.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON