X-0608
Box #14

Quitclaim Deed

Karen Johnson
Batch # 1177563
09/04/2024 10:46:36 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240904-0068006

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Lisa L. Aiken
Affiant

Subscribed and sworn to before me this 30th day of August, 2024.

M Boyd
Notary Public

My commission expires: 5/9/2026

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, Tennessee 37204-3126

Address of new owner(s):	Send tax bills to:	Map and Parcel Numbers:
Parkhaven Communities, LLC **421 East Iris Drive, Suite 300** **Nashville, Tennessee 37204**	**New Owner**	**Part of Map 74, Parcel 99**

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Binns Farm Land Company, LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby transfer and quitclaim unto **Parkhaven Communities LLC**, a Tennessee limited liability company ("**Grantee**"), and its successors and assigns all of Grantor's interest in certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Land in the 14th Council District of Metropolitan Nashville, Davidson County, Tennessee. Being bounded on the North and West by Phase 1 - Parkhaven Communities; on the East by Phase 2 – Section 1 – Parkhaven Communities; and on the South by Phase 2 – Section 3 – Parkhaven Communities. Said tract also being all of the same property as shown on the Final Plat of Phase 2 – Section 2 – Parkhaven Communities (Not of record this date) and being more particularly described as follows:

Beginning at an Iron Rod (Found) at the Northeasterly property corner of Lot 271 as shown on the Final Plat of Phase 2 – Section 3 – Parkhaven Communities as of record in Instrument No. 20230113-0003133 Registers' Office, Davidson County, Tennessee, Said Iron Rod (Found) being in the Westerly margin of Parkhaven Boulevard (50' Private Road); thence,

1. Leaving said Westerly margin of Parkhaven Boulevard, with the Northerly boundary line of the aforesaid Phase 2 – Section 3 – Parkhaven Communities, North 72 degrees 57 minutes 47 seconds West, 339.46 feet to an Iron Rod (Found) in the Westerly boundary line of Phase 1 – Parkhaven Communities as of record in Instrument No. 20200527-0054555 Registers' Office, Davidson County, Tennessee; thence,

2. Leaving the Northerly boundary of said Phase 2 – Section 3 – Parkhaven Communities, with the Westerly boundary line of said Phase 1 – Parkhaven Communities, North 06 degrees 46 minutes 39 seconds East, 321.55 feet to a point; thence,

3. North 34 degrees 16 minutes 50 seconds West, 487.33 feet to a point; thence,

4. North 37 degrees 48 minutes 57 seconds East, 837.19 feet to a point; thence,

5. South 60 degrees 28 minutes 03 seconds East, 457.43 feet to an Iron Rod (Found) in the Northwesterly boundary line of Phase 2 – Section 1 – Parkhaven Communities as of record in Instrument No. 20240315-0017998 Registers' Office, Davidson County, Tennessee; thence,

6. With the Westerly boundary line of said Phase 2 – Section 1 – Parkhaven Communities, South 36 degrees 27 minutes 48 seconds West, 78.42 feet to an Iron Rod (Found); thence,

7. South 41 degrees 08 minutes 07 seconds East, 77.65 feet to an Iron Rod (Found); thence,

8. South 07 degrees 23 minutes 10 seconds West, 87.34 feet to an Iron Rod (Found); thence,

9. South 18 degrees 22 minutes 47 seconds West, 122.24 feet to an Iron Rod (Found); thence,

10. South 07 degrees 23 minutes 10 seconds West, 300.00 feet to an Iron Rod (Found) in the Southerly margin of the aforesaid Parkhaven Boulevard (50' Private Road); thence,

11. With said Southerly margin, in part, South 82 degrees 36 minutes 50 seconds East, 20.00 feet to an Iron Rod (Found); thence,

12. South 07 degrees 23 minutes 10 seconds West, 663.00 feet to an Iron Rod (Found) in the Northerly boundary line of the aforesaid Phase 2 – Section 3 – Parkhaven Communities; thence,

13. With said Northerly boundary of Phase 2 – Section 3 – Parkhaven Communities, North 82 degrees 36 minutes 50 seconds West, 151.47 feet to an Iron Rod (Found) in the Easterly margin of Parkhaven Boulevard (50' Private Road); thence,

14. North 73 degrees 36 minutes 07 seconds West, 50.00 feet to an Iron Rod (Found) in the Easterly margin of said Parkhaven Boulevard (50' Private road); thence,

15. Southwestwardly, with said Westerly margin, having an 879.32-foot radius curve to the right, an arc length of 9.58 feet to the Point of Beginning. Said curve has a chord bearing and distance of South 74 degrees 00 minutes 20 seconds West, 9.58 feet. This tract contains 870,540 Square Feet or 19.98 Acres more or less as calculated from the above courses.

Being part of the same property conveyed to Binns Farm Land Company, LLC, by Special Warranty Deed from Linda Binns Disspayne, Tom Douglass Binns, Trustee for the Tom Douglas Binns Trust dated June 12, 2014, and Mary Kathleen Binns, of record as Instrument No. 20170802-0078781 in the Register's Office for Davidson County, Tennessee, and corrected by a Scrivener's Affidavit of record as Instrument No. 20210203-0015209 in the said Register's Office.

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record.

The purpose of this instrument is to transfer all interests that Grantor may have in the property described above to Grantee.

This instrument has been prepared upon information provided by the parties, and the preparer has not conducted any title examination independent from the title materials supplied by the parties. The preparer makes no warranties or representations regarding the status of title to the property.

In witness whereof, this instrument has been executed this 30th day of August, 2024.

Binns Farm Land Company, LLC,
a Tennessee limited liability company

By: William R. Hostettler, Manager

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **William R. Hostettler**, with whom I am personally acquainted (or whose identity was proven to me with satisfactory evidence) and who upon oath acknowledged himself to be the Manager of **Binns Farm Land Company, LLC**, a Tennessee limited liability company, and who further acknowledged that he as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 2024.

Notary Public

My commission expires: 7/7/25

JENNIFER JAFARI
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
EXPIRES 7-7-2025