Karen Johnson Davidson County
Batch# 1179232 DEEDQC
09/09/2024 12:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240909-0069266

THIS INSTRUMENT PREPARED BY:

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Keller Turner Andrews & Ghanem PLLC
20 Music Square West, Suite 200
Nashville, TN 37203

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $-0-

Affiant

Subscribed and sworn to before me, this 16 day of AUGUST, 2024.

Notary Public
My Commission Expires: 11/2/2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Tax Parcel ID No.
Overall Creek Arboretum, LLC 4341 Pecan Valley Road Nashville, Tennessee 37218	Same	114-00-0-367.00 114-00-0-063.00 114-00-0-288.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **OVERALL CREEK ARBORETUM, LLC**, a Tennessee limited liability company, ("Grantor"), by these presents, does hereby quitclaim and convey unto **OVERALL CREEK ARBORETUM, LLC**, and its heirs, successors and assigns ("Grantees"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

See **Exhibit A**.

The purpose of this quitclaim deed is to create one tax map and parcel no. for the referenced property.

This is unimproved property, known as: 0 Charlottle Pike, Nashville, Tennessee 37209.

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

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

GRANTOR:

OVERALL CREEK ARBORETUM, LLC

HELEN HARVEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Helen Harvey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of Overall Creek Arboretum, LLC, a Tennessee limited liability company, the within named bargainor, and that as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as such.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 12th day of August, 2024.

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
CASSANDRA LAHOUT

NOTARY PUBLIC
My Commission Expires: 11-2-26

Exhibit A

LAND in the 23rd Councilmanic District of Nashville, Davidson County, Tennessee:
BEGINNING at an Iron Pin Found (IPF) on the north Right of Way (R.O.W.) of Charlotte Pike at the southeast corner of Adalberto Discua, as recorded in Instrument #20180920- 0093317, Register's Office Davidson County (R.O.D.C.); thence, leaving the north R.O.W. of said pike with Discua, N 39°12'46" W, passing a 100' TVA Transmission Line Easement and passing a fence post at 476.89', a total distance of 552.09' to a Point in the center of Overall Creek on the east boundary of Albert Stockell III, as recorded in Deed Book 5639, Page 881, R.O.D.C.; thence, with Stockell III and the center of said creek, the following calls: N 22°48'4611 W, a distance of 2.18' to a Point; N 02°33'4511 W, a distance of 53.25' to a Point; N 14°20'2511 E, a distance of36.32' to a Point; N 19°30'1011 W, a distance of 28.53' to a Point; N 15°53'4611 W, a distance of 58.16' to a Point; N 02°49'1911 W, a distance of 49.30' to a Point; N 17°30'0511 W, a distance of 19.06' to a Point; N 45°26'0211 W, a distance of 90.74' to a Point at the northeast corner of Stockell III; thence, leaving said creek and continuing with Stockell III, N 82°00'55" W, passing the northeast corner of Susan Snow as recorded in Instrument #20181130-0116775, a distance of 2419.16' to an IPF at the eastern most southeast corner of Future Rentals, LLC, as recorded in Instrument #20180611-0055559, R.O.D.C.; thence, with Future Rentals, LLC, N 06° 16'5411 E, a distance of 596.69' to an IPF at the southeast corner of Vance Watters, as recorded in Instrument #20170721-0074083, R.O.D.C.; thence, with Watters, S 81 °5 I '1111 E, a distance of 1642.11' \:O an IPF at the northwest corner of Jason and Erica Adkins, as recorded in Instrument #20150729-0074602, R.O.D.C.; thence, with Adkins, the following calls: S 05°12'4211 W, a distance of 163.01' to an IPF at the southwest corner of Adkins; S 73°39'1011 E, a distance of 446.13' to an IPF; S 87°55'4311 E, passing the southwest corner of First United Pentecostal Church Nashville, Inc, as recorded in Instrument #20090722-0068786, R.O.D.C. a distance of 397.83' to a Point in the center of Overall Creek; thence, leaving First United Pentecostal Church Nashville, Inc, (Instrument #20090722-0068786) with a new·. First United Pentecostal Church Nashville, Inc, (Instrument #20170612- 0058586), severance line and the center of said creek the following calls: S 31 °22'1211 W, a distance of 110.34' to a Point; S 53°20'51" W, a distance of 33.50' to a Point; thence S 31 °18'25" W,, a distance of 47.17' to a Point; S 18°41'5511 W, a distance of 51.72' to a Point; S 10°34' 1711 :W, a distance of 42.59' to a Point; thence, leaving said creek and continuing with said severance line, S 39°34'4211 E, passing an Iron Pin Set a distance of 150.00' to an IPF in the 100' R.O.W. of TVA Transmission Line Easement, at the northwest corner of First United,Pentecostal Church Nashville, Inc, as recorded in Instrument #201806629- 0063220, R.O.D.C.; thence, leaving said severance line with First United Pentecostal Church Nashville, Inc, S 39°34'4211 E, a distance of 209.90' to an IPF on the north R.O.W. of Charlotte Pike at the southwest corner of First United Pentecostal Church Nashville, Inc; thence, leaving First United Pentecostal Church Nashville, Inc, with the north R.O.W. of said pike, the following calls: S 50°21'03" W, a distance of 99.93' to an IPF; S 50°24'52" W, a distance of 99.99' to the Point of Beginning. Containing 32.62 acres, more or less, as surveyed by T-Square Engineering, J. Mark Cantrell, TN PLS# 1859, on August 31, 2022.

Being the same property conveyed to Overall Creek Arboretum, LLC, a Tennessee limited liability company by general warranty deed from the United Pentecostal Church Nashville, INC. a Tennessee nonprofit religious corporation dated February 3, 2023 and recorded on February 8, 2023 as recorded in Instrument # 20230203-008362, Registers office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 8/21/2024 (date of document).

Affiant Signature

8/21/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

