QUITCLAIM DEED

Karen Johnson
Batch # 1186171
09/25/2024 11:20:18 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240925-0074333

Y-ZT-24-330-334-338-342X

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
RIO VISTA DR MADISON TN DEVELOPMENT, LLC	**Same as New Owner**	
(NAME)	(NAME)	**043 07 0 110.00 043 07 0 109.00 043 07 0 108.00 043 07 0 107.00**
125 Stanwick Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SPENCER MILL PROPERTIES TN, LLC,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **RIO VISTA DR MADISON TN DEVELOPMENT, LLC** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I: (330 Rio Vista Dr. for informational purpose only):

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor No. 823 dated September 28, 2017 and known as Job No. 170149 as follows:

Beginning at a point on the easterly margin of Rio Vista Drive, said point of beginning being South 31 degrees 12 minutes 43 seconds East 861.12' from a concrete monument located at the intersection of the Southerly margin of Anderson Lane with the (Westerly) margin of said Rio Vista Drive; thence leaving the easterly margin of Rio Vista Drive North 62 degrees 07 minutes 42 seconds East passing a witness iron pin at 108.06' in all 164.83' to the low watermark of the Cumberland River; thence with the said Low water mark South 27 degrees 52 minutes 18 seconds East 50.00' to a point; thence leaving the said River South 62 degrees 07 minutes 42 seconds West passing a witness iron pin at 46.86' in all 164.82' to an iron pin set on the easterly margin of the said Rio Vista Drive; thence with Rio Vista Drive (50' ROW) North 27 degrees 53 minutes 00 seconds West 50.00' to the point of beginning, containing 0.19 ac. more or less.

Tract II: (334 Rio Vista Dr. for informational purpose only):

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor No. 823 dated September 28, 2017 and known as Job No. 170149 as follows:

Beginning at a point on the easterly margin of Rio Vista Drive, said point of beginning being South 31 degrees 54 minutes 49 seconds East 711.42', and South 27 degrees 53 minutes 00 seconds East 100.00', from a concrete monument located at the intersection of the Southerly margin of Anderson Lane with the (westerly) margin of said Rio Vista Drive; thence leaving the easterly margin of Rio Vista Drive North 62 degrees 07 minutes 42 seconds East passing a witness pin at 107.57, in all 165.00' to the low water mark of the Cumberland River; thence with the said Low water mark South 27 degrees 52 minutes 18 seconds East 50.00' to a point; thence leaving the said River South 62 degrees 07 minutes 42 seconds West passing a witness iron pin at 56.77' in all 164.83' to an iron pin set on the Easterly margin of the said Rio Vista Drive; thence with Rio Vista Drive (50' ROW) North 27 degrees 53 minutes 00 seconds West 50.00' to the point of beginning, containing 0.19 acres more or less.

Tract III: (338 Rio Vista Dr. for informational purpose only):

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor No. 823 dated September 28, 2017 and known as Job No. 170149 as follows:

Beginning at a point on the easterly margin of Rio Vista Drive, said point of beginning being South 31 degrees 54

minutes 49 seconds East 711.42', and South 27 degrees 53 minutes 00 seconds East 50.00', from a concrete monument located at the intersection of the Southerly margin of Anderson Lane with the (Westerly) margin of said Rio Vista Drive; thence leaving the Easterly margin of Rio Vista Drive North 62 degrees 07 minutes 42 seconds East passing a witness pin at 105.36, in all 165.00' to the low water mark of the Cumberland River; thence with the said Low water mark South 27 degrees 52 minutes 18 seconds East 50.00' to a point; thence leaving the said River South 62 degrees 07 minutes 42 seconds West passing a witness iron pin at 57.43' in all 165.00' to an iron pin set on the easterly margin of the said Rio Vista Drive; thence with Rio Vista Drive (50' ROW) North 27 degrees 53 minutes 00 seconds West 50.00' to the point of beginning, containing 0.19 acres more or less.

Tract IV: (342 Rio Vista Dr. for informational purpose only):

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor No. 823 dated September 28, 2017 and known as Job No. 170149 as follows:

Beginning at a point on the Easterly margin of Rio Vista Drive, said point of beginning being South 31 degrees 54 minutes 49 seconds East 711.42' from a concrete monument located at the intersection of the Southerly margin of Anderson Lane with the (Westerly) margin of said Rio Vista Drive; thence leaving the easterly margin of Rio Vista Drive North 62 degrees 07 minutes 42 seconds East passing a witness pin at 100.88, in all 164.86' to the low water mark of the Cumberland River; thence with the said Low water mark South 27 degrees 52 minutes 18 seconds East 50.00' to a point; thence leaving the said River South 62 degrees 07 minutes 42 seconds West passing a witness iron pin at 59.64' in all 165.00' to an iron pin set on the Easterly margin of the said Rio Vista Drive; thence with Rio Vista Drive (50' ROW) North 27 degrees 53 minutes 00 seconds West 50.00' to the point of beginning, containing 0.19 acres more or less.

Being the same property conveyed to Spencer Mill Properties TN, LLC, a Tennessee Limited Liability Company by Warranty Deed from Precision Property Restoration, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240911-0070035 Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **330, 334, 338, and 342 Rio Vista Drive, Nashville, Tennessee 37115**.

Witness my/our hand(s) this the 9th day of September, 2024.

SPENCER MILL PROPERTIES TN, LLC

By: _____
Name: MICHAEL SIZEMORE
Title: MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL SIZEMORE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of SPENCER MILL PROPERTIES TN, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of September, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212