Karen Johnson
Batch # 1187024
09/26/2024 03:36:58 PM
Fees: $47.00 Taxes: $0.00
Davidson County
DEEDQC
9 pgs
20240926-0074816

This Instrument Prepared By:
Houston Howell
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):
Buxahatchee, LLC
1030 16th Avenue South
Suite 500
Nashville, Tennessee 37212

Send Tax Bills to:
Buxahatchee, LLC
1030 16th Avenue South
Suite 500
Nashville, Tennessee 37212

Parcel ID Nos.
14000002100
14000002200
14000002800
14000004000
14000002700
14000002600
14000002900
14000021300
14000001800
14000002000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO and ~~00/100~~ Dollars (~~$0.00~~).

Affiant

SUBSCRIBED AND SWORN TO before me, on this 19th day of September, 2024.

Notary Public

KAYLA CLOSSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 6, 2026
COUNTY OF DAVIDSON

My Commission Expires: 07/06/2026

THE PURPOSE OF THIS DEED IS TO COMBINE THE PROPERTY INTO ONE PARCEL AND UPDATE THE OWNER ADDRESS AND ADDRESS FOR TAX BILLS.

For and in consideration of the sum of ZERO and 00/100 Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, Buxahatchee, LLC, a Tennessee limited liability

company ("Grantor"), does hereby quitclaim unto Buxahatchee, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described on Exhibit A, attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon, (collectively, the "Property").

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 19 day of September, 2024.

GRANTOR:

BUXAHATCHEE, LLC, a Tennessee limited liability company

By: _____
C. Hunter Nelson, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **C. Hunter Nelson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he is the Managing Member of **BUXAHATCHEE, LLC,** the within named bargainor, a Tennessee limited liability company, and that he executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Managing Member.

WITNESS my hand, at office, this 19th day of September, 2023.

_____
Notary Public

My Commission Expires: 07/06/2026

KAYLA CLOSSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 6, 2026
COUNTY OF DAVIDSON

EXHIBIT A
PROPERTY DESCRIPTION

BEING A PARCEL OF LAND LOCATED IN THE SECOND CIVIL DISTRICT, THIRTY-FIFTH COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID PARCEL BEING LOCATED SOUTH OF INTERSTATE 40 AND WEST OF MCCRORY LANE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN FOUND IN THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 40, SAID IRON PIN BEING THE NORTHEAST CORNER OF THE RILEY PROPERTY, RECORDED IN INSTR No. 20150611-0055556 AND THE NORTHWEST CORNER OF THE HEREIN TRACT;
THENCE WITH THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 40, AS FOLLOWS: S 82°43'45" E A DISTANCE OF 568.15 FEET TO A CONCRETE MONUMENT FOUND;
THENCE N 07°05'22" E A DISTANCE OF 69.94 FEET TO A CONCRETE MONUMENT FOUND;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 829.03 FEET WITH A RADIUS OF 5894.58 FEET WITH A CHORD BEARING OF S 86°40'19" E, WITH A CHORD LENGTH OF 828.35 FEET TO A CONCRETE MONUMENT FOUND;
THENCE N 89°06'47" E A DISTANCE OF 78.85 FEET;
THENCE ACROSS THE PARENT TRACT, AS FOLLOWS: S 01°44'59" W A DISTANCE OF 529.63 FEET;
THENCE S 88°18'58" E A DISTANCE OF 1338.58 FEET;
THENCE S 31°35'20" E A DISTANCE OF 670.71 FEET;
THENCE N 58°24'44" E A DISTANCE OF 126.00 FEET;
THENCE N 55°16'35" E A DISTANCE OF 96.01 FEET;THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 467.56 FEET, WITH A RADIUS OF 453.12 FEET, WITH A CHORD BEARING OF S 13°09'20" E, WITH A CHORD LENGTH OF 447.09 FEET;
THENCE S 48°28'23" E A DISTANCE OF 122.77 FEET;
THENCE S 48°28'23" E A DISTANCE OF 670.56 FEET;
THENCE N 84°56'23" E A DISTANCE OF 646.96 FEET;
THENCE N 25°50'45" E A DISTANCE OF 292.00 FEET TO A 3/4" IRON PIN FOUND AT THE JETTON PROPERTY, RECORDED IN INSTR. No. 20020619-0074300;
THENCE WITH SAID JETTON AND THE BROWN PROPERTY, RECORDED IN INSTR. No. 20200304-0024343 S 51°56'04" E A DISTANCE OF 756.03 FEET TO A 3/4" IRON PIN FOUND;
THENCE WITH SAID BROWN N 25°51'14" E A DISTANCE OF 1235.70 FEET TO A 1" IRON PIN FOUND IN THE SOUTHWEST RIGHT OF WAY LINE OF MCCRORY LANE;
THENCE WITH SAID RIGHT OF AY LINE OF MCCRORY LANE, AS FOLLOWS: WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 117.00 FEET WITH A RADIUS OF 2807.77 FEET WITH A CHORD BEARING OF S 84°20'38" E, WITH A CHORD LENGTH OF 116.99 FEET TO A 1/2" IRON PIN SET;
THENCE S 85°33'01" E A DISTANCE OF 259.59 FEET TO A 1" IRON PIN FOUND;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 197.61 FEET WITH A RADIUS OF 1385.00 FEET WITH A CHORD BEARING OF S 81°26'08" E, WITH A CHORD LENGTH OF 197.44 FEET TO A 1/2" IRON PIN SET AT THE

NORTHWEST CORNER OF COVENANT BAPTIST CHURCH PROPERTY, RECORDED IN DEED BOOK 10034, PAGE 755 AND SHOWN IN PLAT BOOK 9700, PAGE 130;
THENCE WITH SAID CHURCH PROPERTY, AS FOLLOWS: WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 37.03 FEET WITH A RADIUS OF 25.00 FEET WITH A CHORD BEARING OF S 60°12'41" W, WITH A CHORD LENGTH OF 33.74 FEET TO A 1/2" IRON PIN SET;
THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 492.77 FEET WITH A RADIUS OF 470.00 FEET WITH A CHORD BEARING OF S 12°17'07" E, WITH A CHORD LENGTH OF 470.51 FEET TO A 1/2" IRON PIN FOUND;
THENCE S 42°16'04" E A DISTANCE OF 160.36 FEET TO A 1/2" IRON PIN FOUND;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 739.86 FEET WITH A RADIUS OF 1030.00 FEET WITH A CHORD BEARING OF S 21°40'24" E, WITH A CHORD LENGTH OF 724.06 FEET TO A 1/2" IRON PIN FOUND;
THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 106.57 FEET WITH A RADIUS OF 2630.00 FEET WITH A CHORD BEARING OF S 00°03'29" W, WITH A CHORD LENGTH OF 106.56 FEET TO A 1/2" IRON PIN FOUND;
THENCE S 88°48'11" E A DISTANCE OF 424.27 FEET TO A 1/2" IRON PIN SET;
THENCE N 19°19'01" E A DISTANCE OF 630.19 FEET TO A 1/2" IRON PIN SET IN THE SOUTHWEST RIGHT OF WAY LINE OF SAID MCCRORY LANE;
THENCE WITH SAID RIGHT OF WAY LINE, AS FOLL0WS: WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 106.95 FEET WITH A RADIUS OF 1197.17 FEET WITH A CHORD BEARING OF S 56°03'01" E, WITH A CHORD LENGTH OF 106.91 FEET TO A 1/2" IRON PIN SET;
THENCE S 58°37'57" E A DISTANCE OF 363.32 FEET TO A 1" IRON PIN FOUND;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 1018.78 FEET WITH A RADIUS OF 2823.29 FEET WITH A CHORD BEARING OF S 48°09'55" E, WITH A CHORD LENGTH OF 1013.26 FEET TO A 1" IRON PIN FOUND;
THENCE S 37°56'19" E A DISTANCE OF 339.45 FEET TO A 1/2" IRON PIN SET;
THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE CHAMBERS PROPERTY, RECORDED IN INSTR No. 20160930-0103219, AS FOLLOWS: N 84°52'17" W A DISTANCE OF 166.77 FEET TO A 3/4" IRON PIN FOUND;
THENCE S 03°58'18" W A DISTANCE OF 382.44 FEET TO A 1/2" IRON PIN FOUND;
THENCE S 19°42'05" E A DISTANCE OF 382.90 FEET TO A STONE FOUND;
THENCE S 08°52'14" W A DISTANCE OF 118.04 FEET TO A 1/2" IRON PIN FOUND;
THENCE WITH THE PEFFEN CLINE MASONRY GROUP, INC. PROPERTY, RECORDED IN INSTR. No. 20170331-0031369, AS FOLLOWS: S 31°26'36" E A DISTANCE OF 527.15 FEET TO A BEECH TREE;
THENCE WITH SAID PEFFEN CLINE MASONRY GROUP, INC. PORPERTY AND THE PEREZ PROPERTY, RECORDED IN INSTR. No. 20170125-0008062 S 67°10'07" E A DISTANCE OF 240.98 FEET TO A 5/8" IRON PIN FOUND;
THENCE WITH SAID PEREZ PROPERTY S 07°28'42" W A DISTANCE OF 394.08 FEET TO A 1" IRON PIN FOUND;
THENCE WITH THE NORVELL PROPERTY, RECORDED IN INSTR. No. 20121120-0107198, AS FOLLOWS: N 81°37'23" W A DISTANCE OF 991.41 FEET TO A 3/4" IRON PIN FOUND;

THENCE WITH SAID NORVELL AND THE GREENE PROPERTY, RECORDED IN INSTR. No. 20090817-0077178 S 06°44'16" W A DISTANCE OF 526.60 FEET TO A STONE FOUND;
THENCE WITH THE FOLLOWS PROPERTIES: DOWNEY, RECORDED IN INSTR. No. 20141022-0097559 AND DOWNEY PROPERTY, RECORDED IN INSTR. No. 20140807-0071214 N 83°34'59" W A DISTANCE OF 784.00 FEET TO A 3/4" IRON PIN FOUND;
THENCE WITH THE DOWNEY PROPERTY, RECORDED IN INSTR. No. 20160412-0034937, AS FOLLOWS: N 06°28'25" E A DISTANCE OF 538.52 FEET TO A STONE FOUND;
THENCE N 82°30'55" W A DISTANCE OF 649.95 FEET TO A 1/2" OPEN TOP PIPE FOUND;
THENCE WITH THE COMMON LINES OF SAID DOWNEY AND THE SHERRILL PROPERTY, RECORDED IN DEED BOOK 9778, PAGE 305, SURBER PROPERTY, RECORDED IN INSTR. No. 20130409-0035199, CHABERSKI PROPERTY, RECORDED IN INSTR. No. 20061228-0159967, DAVACHI PROPERTY, RECORDED IN DEED BOOK 9778, PAGE 280, AMANN PROPERTY, RECORDED IN DEED BOOK 9778, PAGE 265, AND THE AMANN PROPERTY, RECORDED IN DEED BOOK 9778, PAGE 260 S 07°17'17" W A DISTANCE OF 2518.98 FEET TO A 3/4" IRON PIN FOUND;
THENCE WITH THE CANADY PROPERTY, RECORDED IN INSTR. No. 20030909-0131449 S 00°48'12" W A DISTANCE OF 397.82 FEET TO A 1/2" IRON PIN FOUND;
THENCE WITH THE FOLLOWS PROPERTIES: DUNLAOP PROPERTY, RECORDED IN INSTR. No. 20030905-0130135, SULLIVAN PROPERTY, RECORDED IN INSTR. NO. 20190206-0011425, DUNLAP PROPERTY, RECORDED IN INSTR. No. 20030905-0130135, JOLLY PROPERTY, RECORDED IN INSTR. No. 20190712-0068294, AND THE PINKERTON PROPERTY, RECORDED IN INSTR. No. 20100407-0026269 N 85°10'08" W A DISTANCE OF 2061.35 FEET TO A 3/4" IRON PIN FOUND;
THENCE WITH SAID PINKERTON PROPERTY, AS FOLLOWS: S 07°56'27" W A DISTANCE OF 1066.49 FEET TO A 3/4" IRON PIN FOUND;
THENCE N 85°03'42" W A DISTANCE OF 347.90 FEET TO A STONE FOUND;
THENCE WITH THE DOROTH PROPERTY, RECORDED IN INSTR. No. 20171024-0108806, AS FOLLOWS: N 21°37'56" W A DISTANCE OF 1169.99 FEET TO A 3/4" IRON PIN FOUND;
THENCE N 03°38'12" E A DISTANCE OF 917.74 FEET TO A CUT "X" ON ROCK;
THENCE N 84°15'25" W A DISTANCE OF 715.72 FEET TO A 3/4" IRON PIN FOUND;
THENCE N 05°30'53" E A DISTANCE OF 868.87 FEET TO A 3/4" IRON PIN FOUND;
THENCE N 77°03'14" W A DISTANCE OF 2794.38 FEET TO A 3/4" IRON PIN FOUND;
THENCE WITH THE SAID RILEY PROPERTY, AS FOLLOWS: N 04°55'10" E A DISTANCE OF 513.83 FEET TO A 1/2" IRON PIN SET;
THENCE N 88°09'27" W A DISTANCE OF 606.22 FEET TO A 1/2" IRON PIN SET;
THENCE N 01°43'18" E A DISTANCE OF 2844.89 FEET TO A 1/2" IRON PIN SET;
THENCE N 06°54'48" E A DISTANCE OF 1373.45 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 951.89 ACRES, MORE OR LESS.

DESCRIBED ACCORDING TO A SURVEY PREPARED BY KENNETH A. BAU, RLS# 2019, WITH YOUNG-HOBBS AND ASSOCIATES, DATED 01-25-2021, LAST REVISED 06-22-2021, YHA PROJECT # 251-20.

LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

Being a tract of land in Davidson County, Tennessee, conveyed to Laura T. Riley, Trustee Of The Steven A. Riley Family 2015 GST-Exempt Trust by Special Warranty Deed recorded in Instrument No. 20231106-0086525 in the Register of Deeds for Davidson County, Tennessee, and

Being located south of Interstate 40, and being located north of Poplar Creek Road, and being located west of McCrory Lane, and being more particularly described as follows:

BEGINNING at an iron pin located at State Plane Coordinates North 636,148.98 and East 1,663,984.30, said iron pin being on the south margin of Interstate 40, and said iron pin being the northeast corner of Parcel 209.00, as shown on the Davidson County Tax Map 140-00, belonging to Steven A. Riley, as evidenced in Instrument Number 20150611-0055556, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being the northwest corner of the property herein described, thence;

1. With the south margin of Interstate 40, and with the north line of the property herein described, South 82° 43' 45" East a distance of 385.48 feet to an iron pin, said iron pin being the northeast corner of the property herein described, thence;

2. Leaving the south margin of Interstate 40, and beginning to sever said Parcel 020.00, and with the east line of the property herein described, South 00° 00' 00" East, a distance of 1,012.37 feet to an iron pin, said iron pin being along a curve to the left, thence;

3. Continuing to sever said Parcel 020.00, and with the east line of of the property herein described, and along said curve to the left (said curve having a radius of 60 feet, and said curve having a chord bearing of South 35° 51' 22" East, and said curve having a chord distance of 70.29 feet), a curve distance of 75.10 feet to an iron pin, said iron pin being the beginning of a curve to the right, thence;

4. Continuing to sever said Parcel 020.00, and crossing into and beginning to sever said Parcel 022.00, and with the east line of the property herein described, and along said curve to the right (said curve having a radius of 60.00 feet, and said curve having a chord bearing of South 49° 15' 44" East, and said curve having a chord distance of 45.83 feet), a curve distance of 47.02 feet to an iron pin, thence;

5. Continuing to sever said Parcel 022.00, and with the east line of the property herein described, South 26° 48' 43" East a distance of 273.06 feet to an iron pin, said iron pin being the beginning of a curve to the right, thence;

6. Leaving said Parcel 022.00, and crossing into and beginning to sever said Parcel 018.00, and with the east line of the property herein described, and along said curve to the right (said curve having a radius of 175.00 feet, and said curve having a chord bearing of South 15° 55' 38" East, and said curve having a chord of 66.09 feet), a curve distance of 66.49 feet to an iron pin, thence;

7. Continuing to sever said Parcel 018.00, and with the east line of the property herein described, South 05° 02' 33" East a distance of 139.40 feet to an iron pin, said iron pin being the beginning of a curve to the left, thence;

8. Continuing to sever said Parcel 018.00, and with the east line of the property herein described, and along said curve to the left (said curve having a radius of 125.00 feet, and said curve having a chord bearing of South 13° 47 '20" East, and said curve having a chord distance of 38.02 feet), a curve distance of 38.16 feet to an iron pin, thence;

9. Continuing to sever said Parcel 018.00, and with the east line of the property herein described, South 22° 32' 07" East a distance of 301.80 feet to an iron pin, said iron pin being the beginning of a curve to the right, thence;

10. Continuing to sever said Parcel 018.00, and with the east line of the property herein described, and along said curve to the right (said curve having a radius of 175.00 feet, and said curve having a chord bearing of South 15° 49' 41" East, and said curve having a chord distance of 40.88 feet), a curve distance of 40.97 feet to an iron pin, thence;

11. Continuing to sever said Parcel 018.00, and with the east line of the property herein described, South 09° 07' 16" East a distance of 149.81 feet to an iron pin, said iron pin being the beginning of a curve to the left, thence;

12. Continuing to sever said Parcel 018.00, and crossing into and beginning to sever said Parcel 213.00, and with the east line of the property herein described, and along said curve to the left (said curve having a radius of 425.00 feet, and said curve having a chord bearing of South 25° 16' 52" East, and said curve having a chord distance of 236.57 feet), a curve distance of 239.74 feet to an iron pin, thence;

13. Continuing to sever said Parcel 213.00, and with the east line of the property herein described, South 41° 26' 28" East a distance of 149.62 feet to an iron pin, said iron pin being the beginning of a curve to the right, thence;

14. Continuing to sever said Parcel 213.00, and with the east line of the property herein described, and along said curve to the right (said curve having a radius of 175.00 feet, and said curve having a chord bearing of South 19° 32' 29" East, and said curve having a chord distance of 130.54 feet), a curve distance of 133.78 feet to an iron pin, thence;

15. Continuing to sever said Parcel 213.00, and with the east line of the property herein described, South 02° 21' 30" West a distance of 245.14 feet to an iron pin, said iron pin being the beginning of a curve to the right, thence;

16. Continuing to sever said Parcel 213.00, and with the east line of the property herein described, and along said curve to the right (said curve having a radius of 275.00 feet, and said curve having a chord bearing of South 11° 00' 13" West, and said curve having a chord distance of 82.68 feet), a curve distance of 82.99 feet to an iron pin, and said iron pin being the beginning of a curve to the right, thence;

17. Continuing to sever said Parcel 213.00, and with the east line of the property herein described, and along said curve to the right (said curve having a radius of 60.00 feet, and said curve having a chord bearing of South 47° 17' 56" West, and said curve having a chord distance of 55.69 feet), a curve distance of 57.91 feet to an iron pin, and said iron pin being the beginning of a curve to the left, thence;

18. Continuing to sever said Parcel 213.00, and with the east line of the property herein described, and along said curve to the left (said curve having a radius of 60.00 feet, and said curve having a chord bearing of South 37° 28' 28" West, and said curve having a chord distance of 73.01 feet), a curve distance of 78.49 feet to an iron pin, thence;

19. Continuing to sever said Parcel 213.00, and with the east line of the property herein described, South 00° 00' 00" East a distance of 891.64 feet to an iron pin, said iron pin being the southeast corner of the property herein described, and said iron pin being on the north margin of a 200-foot-wide TVA easement, thence;

20. Continuing to sever said Parcel 213.00, and with the south line of the property herein described, and with the north margin of said TVA easement, South 67° 27' 07" West a distance of 956.71 feet to an iron pin, said iron pin on an interior line of said Parcel 209.00, and said iron pin being the south line of the property herein described, thence;

21. Leaving said Parcel 213.00, and with the line of said Parcel 209.00, and with the south line of the property herein described, North 88° 21' 42" West a distance of 274.91 feet to an iron pin, said iron pin being the southwest corner of the property herein described, and said iron pin being an interior corner of said Parcel 209.00, thence;

22. Along the east line of said Parcel 209.00, and with the west line of the property herein described, North 01° 33' 28" East a distance of 2,845.41 feet to an iron pin, said iron pin being the west line of the property here described, thence;

23. Continuing with the east line of said Parcel 209.00, and with the west line of the property herein described, North 07° 20' 28" East a distance of 1,385.60 feet to an iron pin, said iron pin being the northwest corner of the property herein described, and said iron pin being the point of BEGINNING. Containing 3,564,194 square feet, 81.8226 acres, more or less, according to a survey by Jesse E. Walker, Tennessee Registered Land Surveyor 1486, dated 10-17-2023.

Being part of the same property conveyed to Buxahatchee, LLC by Biltmore Ridge, LLC by Special Warranty Deed of record in Instrument No. 20210713-0093900, Register's Office for Davidson County, Tennessee.