Karen Johnson Davidson County
Batch# 1187725 DEEDQC
09/30/2024 12:13:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240930-0075559

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Cypressbrook Coley Davis, GP 1776 Woodland Court, Suite 218 The Woodlands, Texas 77380	Map/Parcel Nos. 141-00-0-017.00 141-00-0-056.00	Same Address as New Owner
This instrument prepared by: Michael B. Noble, Bradley Arant Boult Cummings LLP 1221 Broadway, Suite 2400, Nashville, TN 37203		

QUITCLAIM DEED TO CONSOLIDATE PARCELS

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CYPRESSBROOK COLEY DAVIS, GP, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to CYPRESSBROOK COLEY DAVIS, GP, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

The sole purpose of this deed is to combine and consolidate the two parcels comprising Tax Map and Parcel Nos. 141-00-0-17.00 and 141-00-0-056.00 into a single parcel.

This is improved property located Morton Mill Road, Nashville, Tennessee 37221.

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

[SIGNATURE ON FOLLOWING PAGE]

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF MONTGOMERY

The actual consideration for this transfer is $1.00 and no other monetary consideration.

Affiant

Subscribed and sworn to before me this 25th day of September 2024.

JODI FITCH
Notary ID #126453979
My Commission Expires
~~March 28, 2028~~

Notary Public
My Commission Expires: 3/20/2028

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 25th day of September, 2024.

GRANTOR:

CYPRESSBROOK COLEY DAVIS, GP,
a Tennessee general partnership

By: CCD, GP, its General Partner

By: _____ JDM 9/25/24
Michael E. Novelli, its President

STATE OF TEXAS)
)
COUNTY OF MONTGOMERY)

Before me, Jodi Fitch, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael E. Novelli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of CCD, GP, the general partner of CYPRESSBROOK COLEY DAVIS, GP, the within named bargainor, a Tennessee general partnership, and that he as the President of the general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such President of its general partner.

WITNESS my hand and seal at office in The Woodlands, Texas, this the 25th day of September, 2024.

_____
Notary Public

My Commission Expires:
3/20/2028

[NOTARIAL SEAL]

JODI FITCH
Notary ID #126453979
My Commission Expires
March 20, 2028

EXHIBIT A

BEING A TRACT OF LAND IN THE 35TH COUNCIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING THE SAME PROPERTY CONVEYED TO CYPRESSBROOK COLEY DAVIS, GP OF RECORD IN INSTRUMENT NUMBER 20231116-0089305 AND INSTRUMENT NUMBER 20240918-0072121, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.). BEING GENERALLY BOUNDED ON THE NORTH BY THE STATE OF TENNESSEE PROPERTY OF RECORD IN CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, DOCKET NUMBER 48945; ON THE EAST BY THE HARPETH RIVER; ON THE SOUTH BY CSX RAILROAD; ON THE WEST BY THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY OF RECORD IN INSTRUMENT NUMBER 20191127-0122800, R.O.D.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHERLY RIGHT-OF-WAY OF CSX RAILROAD AT THE SOUTHEASTERLY CORNER OF SAID METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY PROPERTY;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH THE EASTERLY LINE OF SAID PROPERTY, NORTH 02 DEGREES 46 MINUTES 00 SECONDS WEST, 1840.16 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA" (RAGAN-SMITH ASSOCIATES) IN THE SOUTHERLY LINE OF STATE OF TENNESSEE PROPERTY;

THENCE, WITH THE SOUTHERLY AND WESTERLY LINES OF SAID STATE OF TENNESSEE PROPERTY THE FOLLOWING FOUR CALLS:

1. NORTH 59 DEGREES 41 MINUTES 33 SECONDS EAST, 288.00 FEET TO A PK NAIL (NEW);

2. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 764.33 FEET, A RADIUS OF 1056.40 FEET, A DELTA ANGLE OF 41 DEGREES 27 MINUTES 18 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 49 MINUTES 52 SECONDS EAST, 747.77 FEET TO CONCRETE MONUMENT (OLD);

3. SOUTH 30 DEGREES 03 MINUTES 40 SECONDS EAST, 360.76 FEET TO A CONCRETE MONUMENT (OLD);

4. NORTH 60 DEGREES 09 MINUTES 22 SECONDS EAST, PASSING AN IRON WITNESS PIN (NEW) STAMPED "RSA" (RAGAN-SMITH ASSOCIATES) AT 56.00 FEET, ON IN ALL 116.00 FEET TO THE CENTERLINE OF THE HARPETH RIVER;

THENCE, WITH SAID CENTERLINE, SOUTH 28 DEGREES 21 MINUTES 57 SECONDS EAST, 1204.65 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND IN THE NORTHERLY RIGHT-OF-WAY OF CSX RAILROAD;

THENCE, LEAVING SAID CENTERLINE WITH THE NORTHERLY LINE OF SAID RAILROAD THE FOLLOWING FOUR CALLS:

1. NORTH 77 DEGREES 46 MINUTES 45 SECONDS WEST, 48.66 FEET;

2. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 689.42 FEET, A RADIUS OF 2818.23 FEET, A DELTA ANGLE OF 14 DEGREES 00 MINUTES 59 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 89 DEGREES 55 MINUTES 27 SECONDS WEST, 687.71 FEET TO A 1/2" IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOCIATES");

3. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 340.95 FEET, A RADIUS OF 2854.23 FEET, A DELTA ANGLE OF 06 DEGREES 50 MINUTES 40 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 81 DEGREES 17 MINUTES 54 SECONDS WEST, 340.75 FEET;

4. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 555.32 FEET, A RADIUS OF 3749.70 FEET, A DELTA ANGLE OF 08 DEGREES 29 MINUTES 07 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 72 DEGREES 32 MINUTES 56 SECONDS WEST, 554.81 FEET TO THE **POINT OF BEGINNING** CONTAINING AN AREA OF 1,967,806 SQUARE FEET OR 45.18 ACRES, MORE OR LESS.

Being the same property conveyed to CYPRESSBROOK COLEY DAVIS, GP, a Tennessee general partnership, by Deeds of record in Instrument No. 20231116-0089305 and Instrument No. 20240918-0072121, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, StephanieG Covington 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 September 25, 2024.

Date

StephanieG Covington

Affiant Signature

September 30, 2024

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of September, 20 24.

Jennifer L. Thomas

Notary's Signature

My Commission Expires: 3-9-2027

Date

Notary's Seal (if on paper)

JENNIFER L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027