This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23401-AP

Karen Johnson Davidson County
Batch# 1200472 DEEDQC
11/01/2024 01:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241101-0085118

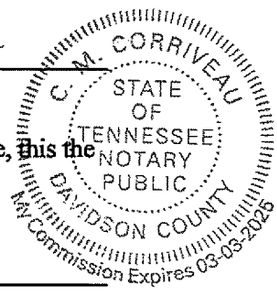
This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 31st day of October, 2024.



Notary Public
My Commission Expires: 3/3/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Heron Cove LLC PO BOX 60100 Nashville TN 37206	New Owner	098-00-0-093.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Hooper Property, LLC, a Tennessee limited liability company** ("Grantor") do/does hereby quitclaim and convey unto **Heron Cove LLC, a Tennessee limited liability company** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron rod in the easterly right of way of Earhart Road, at the southwestern corner of the Phillip Sutton property as described in Deed Book 11252 Page 543 RODC., said point being the northwestern corner of the herein described tract;

Thence, leaving said right of way, with Sutton's south line, South 81 degrees 30 minutes 55 seconds East, 857.80 feet to an iron rod found;

Thence, North 08 degrees 26 minutes 51 seconds East, 174.48 feet to an iron rod;

Thence, South 82 degrees 45 minutes 06 seconds East, 259.89 feet to an iron rod found;

Thence, South 82 degrees 40 minutes 21 seconds East, 620.42 feet to an iron rod found

Thence, South 83 degrees 50 minutes 09 seconds East, 174.57 feet to an iron rod;

Thence, South 81 degrees 17 minutes 42 seconds East, 588.22 feet to an iron rod found;

Thence, South 81 degrees 23 minutes 46 seconds East, 337.82 feet to an iron rod;

Thence, South 08 degrees 06 minutes 32 seconds West, 1822.28 feet to an iron rod found;

Thence, South 85 degrees 14 minutes 48 seconds West, 47.56 feet to an iron rod found;

Thence, North 81 degrees 09 minutes 28 seconds West, 302.255 feet to an iron rod found;

Thence, North 81 degrees 02 minutes 43 seconds West, 293.315 feet to an iron rod;

Thence, North 84 degrees 03 minutes 54 seconds West, 195.89 feet to an iron rod found;

Thence, North 83 degrees 35 minutes 27 seconds West, 208.205 feet to an iron rod found;

Thence, North 07 degrees 50 minutes 46 seconds East, 900.13 feet to an iron rod found;

Thence, North 83 degrees 42 minutes 38 seconds West, 899.75 feet to an iron rod found;

Thence, North 08 degrees 02 minutes 10 seconds East, 209.17 feet ta an iron rod;

Thence, North 08 degrees 02 minutes 05 seconds East, 149.37 feet to an iron rod found;

Thence, North 08 degrees 22 minutes 42 seconds East, 144.08 feet to an iron rod at the northeast corner of the Albert Rychen property as described in Deed Book 5663 Page 701 RODC

Thence, with Rychen's north line, North 82 degrees 29 minutes 27 seconds West, 900.00 feet to an iron rod in the easterly right of way of Earhart Road;

Thence, with said right of way, North 07 degrees 24 minutes 45 seconds East, 177.67 feet to an iron rod;

Thence, with a curve to the right having a Delta Angle of 12 degrees 35 minutes 36 seconds, a Radius of 539.50 feet, an Arc Length of 118.58 feet, a Chord Bearing of North 13 degrees 42 minutes 33 seconds East, and a Distance of 118.345 feet to the point of beginning and containing 69.867 acres.

According to a survey by Steve Delle, Delle Land Survey Company, Inc., dated February 6, 2007, TN License #1710.

Being the same property conveyed to Hooper Property, LLC, a Tennessee limited liability company by Special Warranty Deed from KDS Investments General Partnership, a Tennessee general partnership, dated February 28, 2022, recorded March 3, 2022, of record in Instrument No. 20220303-0024375, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **0 Earhart Rd, Mt Juliet, TN 37122**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 2024.

GRANTOR:

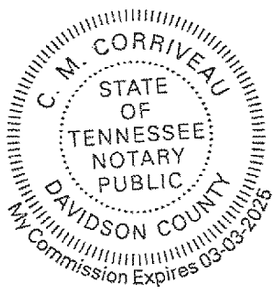
Hooper Property, LLC
a Tennessee limited liability company

By: _____
Kingsley C Hooper, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kingsley C Hooper, the within named bargainor(s), 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 sole member of Hooper Property, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

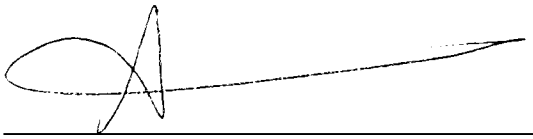
WITNESS my hand and seal at office this 31st day of October, 2024.



Notary Public
My Commission expires: 3/3/2025

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **11-01-2024**.



Affiant Signature — **11-01-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **11-01-2024**.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

