Karen Johnson Davidson County
Batch# 1207712 DEEDQC
11/21/2024 02:37:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241121-0091196

QUITCLAIM DEED

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-8-25
(AFFIX SEAL)

MACKENZIE HUDSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
101 Lea Avenue, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cove Residential Holdings III, LLC	NEW OWNER	Parts of 07003000600, 07003006200, 07003006300, 07003000700
(NAME)	(NAME)	
590 Madison Ave, 21st Floor		
(ADDRESS)	(ADDRESS)	
New York, NY 10022		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **COVE RESIDENTIAL HOLDINGS III, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **COVE RESIDENTIAL HOLDINGS III, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF GRANTOR'S INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being portions of Parcel Nos. 07003000600, 07003006200, 07003006300, 07003000700, and more particularly described as follows:

SITUATED within the 2nd Council District of Davidson County, Tennessee, being part of Lots 49, 50 & 51 on the Map of Part of Free Silver Plan, as of record in Book 332, Page 46, Register's Office for Davidson County, Tn and being more particularly bounded and described as follows:

COMMENCING at a point on the terminus of Day Street and at a common corner of property now or formerly belonging to DY Construction Inc (Inst #20210729 0102283), located North 86 Degrees 24 Minutes 49 Seconds East, a distance of 728.32 feet from the centerline intersection of Old Buena Vista Road & Day Street;

Thence with the line of DY Construction Inc, North 85 Degrees 27 Minutes 16 Seconds East, a distance of 171.92 feet to a point at the common line of a property now or formerly belonging to O.I.C. Haynes Royale (Inst #20220524 0060008);

Thence leaving the line of DY Construction LLC and with the line of O.I.C. Haynes Royale and continuing with the line of a property now or formerly belonging to Charity Mission For Christ (Inst #20081022 0105746), North 86 Degrees 17 Minutes 41 Seconds East, a distance of 467.86 feet to the **POINT OF BEGINNING**;

Thence leaving the line of Charity Mission For Christ, North 03 Degrees 36 Minutes 35 Seconds West, a distance of 234.53 feet to a point;

Thence along a curve to the left having a radius of 217.00 feet, a chord bearing of North 13 Degrees 09 Minutes 55 Seconds West and a chord distance of 72.05 feet to a point;

Thence North 22 Degrees 43 Minutes 16 Seconds West, a distance of 304.55 feet to a point on the south line of Haynes View Subdivision (Book 3700 Page 71);

Thence with the south line of Haynes View Subdivision, North 66 Degrees 21 Minutes 10 Seconds East, a distance of 625.97 feet to a point on the west right of way line of an unnamed, unimproved road (Plat Book 332, Page 46)

Thence with the west right of way line of unnamed, unimproved road the following three (3) calls:

1. South 23 Degrees 22 Minutes 40 Seconds East, a distance of 258.32 feet to a 1/2" iron rod (Koonce 2290);

2. South 66 Degrees 36 Minutes 13 Seconds West, a distance of 128.98 feet to a 1/2" iron rod (Koonce 2290);

3. South 05 Degrees 06 Minutes 35 Seconds East, a distance of 518.41 feet to a point on the north right of way line of West Trinity Lane;

Thence leaving the west right of way line of unnamed, unimproved road and with the north right of way line of West Trinity Lane along a curve to the left having a radius of 1468.39 feet, a chord bearing of South 86 Degrees 01 Minutes 23 Seconds West and a chord length of 435.75 feet to a point on the intersection of the north right of way line of West Trinity Lane and at a common corner of property now or formerly belonging to Charity Mission For Christ (Inst #20081022 0105746);

Thence leaving the north right of way line of West Trinity Lane and with the line of Charity Mission for Christ, South 86 Degrees 17 Minutes 41 Seconds West, a distance of 20.23 feet to the **POINT OF BEGINNING** and containing 356,074 sf or 8.174 acres more or less.

Also shown on the drawing attached as Exhibit "A".

Being a portion of the same property conveyed to Cove Residential Holdings III, LLC, a Delaware limited liability company, by Warranty Deed from Wharton Capital Corporation, a New York corporation, of record as Instrument No. 20200526-0054153, Register's Office for Davidson County, Tennessee.

unimproved X
This is improved property, known as 0 Walker Lane, 0 Overall St., 0 West Trinity Ln., 869 West Trinity Ln., Nashville, TN 37207

(House Number) (Street) (City or Town) (State) (Postal Zip)

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

Witness my hand this 21 day of November, 2024.

COVE RESIDENTIAL HOLDINGS III, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 21 day of November, 2024, before me personally appeared Adam G. LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the Authorized Agent of Cove Residential Holdings III, LLC, a Delaware limited liability company, and that he, as Authorized Agent, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21 day of November, 2024.

Notary Public

My Commission Expires: 9-8-25

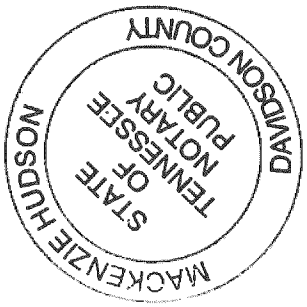
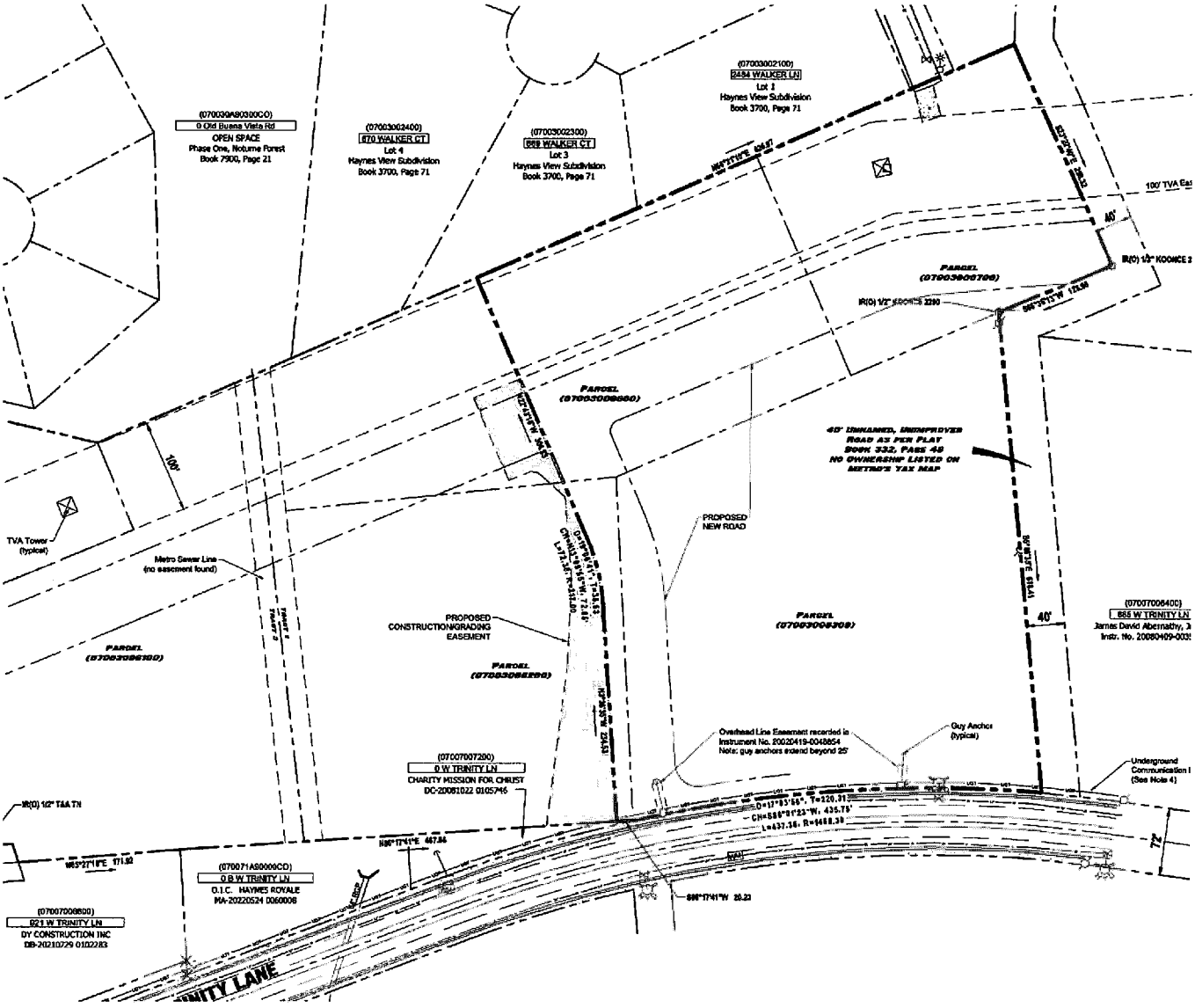


EXHIBIT A


(070039A80300CO)
0 Old Buena Vista Rd
OPEN SPACE
Phase One, Noturne Forest
Book 7900, Page 21
(07003002400)
670 WALKER CT
Lot 4
Haynes View Subdivision
Book 3700, Page 71
(07003002300)
669 WALKER CT
Lot 3
Haynes View Subdivision
Book 3700, Page 71
(07003002100)
2484 WALKER LN
Lot 1
Haynes View Subdivision
Book 3700, Page 71
PARCEL (07003008600)
PARCEL (07003008700)
PARCEL (07003008300)
PARCEL (07003008308)
PARCEL (07003008200)
40' UNNAMED, UNIMPROVED ROAD AS PER PLAT BOOK 332, PAGE 48 NO OWNERSHIP LISTED ON METRO'S TAX MAP
PROPOSED NEW ROAD
PROPOSED CONSTRUCTION/GRADING EASEMENT
TVA Tower (typical)
Metro Sewer Line (no easement found)
100' TVA Ea
40'
IR(O) 1/2" KOONCE
IR(O) 1/2" BROWN'S 2280
IR(O) 1/2" T&A TN
(07007007200)
0 W TRINITY LN
CHARITY MISSION FOR CHRIST
DC-20061022 0105746
(07007006400)
665 W TRINITY LN
James David Abernathy,
Instr. No. 20060409-003
Overhead Line Easement recorded in Instrument No. 20020419-0048654 Note: guy anchors extend beyond 25'
Guy Anchor (typical)
Underground Communication
(See Note 4)
(070071AS9009CD)
0 B W TRINITY LN
O.I.C. HAYMES ROYALE
PA-20220524 0060008
(07007006800)
621 W TRINITY LN
DY CONSTRUCTION INC
DB-20210729 0102283
TRINITY LANE
N85°27'19"E 171.92
N86°17'41"E 467.86
S86°17'41"W 20.23
D=12°53'55", T=120.31'
CH=S86°04'23"W, 435.75'
L=437.16', R=1948.38'

I, Madison Woodson "Affiant"), 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 11-21-2024 (date).

Affiant Signature

11-21-2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 21 day of November 2024

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY