Karen Johnson Davidson County
Batch# 1214597 DEEDQC
12/11/2024 08:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241211-0096065

PREPARED BY:
Meridian Capital Group LLC
5115 Maryland Way
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is $ 0

AFFIANT

Subscribed and sworn to before me
this 9th day of September, 2024.

NOTARY PUBLIC
My Commission Expires: 4/27/26

DANIEL LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
West Meade Land Conservation, LLC
6415 Johnson Chapel Circle
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

Parcel ID: 12800009700

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Nashville Design Build, Inc,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **West Meade Land Conservation, LLC,** Grantee. Said property conveyed herein is described as follows:

SEE ATTACHED EXHIBIT A FOR COMPLETE DESCRIPTION

This is real property commonly known as 0 Jocelyn Hollow Road, Nashville, TN 37205.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 9th day of September, 2024.

Nashville Design Build, Inc.

By: Fred Leonard, Jr.
Its: President

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Fred Leonard, Jr.**, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President (or other officer authorized to execute the instrument) of Nashville Design Build, Inc., the within named bargainor, and that they, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 9th day of September, 2024.

DANIEL LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 4/27/26

EXHIBIT A

Land in the 8th Civil District of Davidson County, Tennessee, as follows:

Beginning at a Sassafras in hollow in Bradford's line running thence North 89 3/4 deg. West 59.15 poles to a pile of stones, small oak pointers; thence North 13 3/4 deg. West 41 poles to a yellow stone wall on top of Ridge, oak pointer, Harrell E. Jackson's line; thence with said stone wall on center of Ridge, North 74 deg. East 11.7 poles; thence North 53 deg. East 26.6 poles; thence North 79 1/2 deg. East 4 poles; thence South 51 1/2 deg. East 18 poles; thence South 69 1/2 deg. East 20.75 poles, crossmark on stone wall Chestnut pointer; thence South 2 deg. West 41.40 poles to the beginning, and containing 20 acres and 28 poles, more or less.

Less and Except:

Being a tract or parcel of land located in Davidson County, Tennessee, said tract being a portion of Tract II of property conveyed to Barry M. Coburn and wife, Jewel E. Coburn, by Deed of record as Instrument No. 20011212-0137388, Register's Office for said County, and as described according to a survey prepared by Benny M. Cantrell, RLS, Tenn RLS No. 1638, P. O. Box 293192, Nashville, Tennessee 37229, dated September 27, 2014, as follows:

Commencing at a point (existing iron pin) located at the Southwesterly corner of Lot 895 on the Revised Plan of a portion of West Meade Farms, Inc., Section XIV, as shown on Plan as Instrument No. 20000810-0079240, said Register's Office; thence, with the Southerly line of said Lot, South 64 deg. 40 min. 00 sec. East, 123.05 feet to an existing iron pin; thence, continuing South 72 deg. 30 min. 00 sec. East, 49.99 feet to an iron rod (new) and the True point of beginning; thence, continuing with the Southerly line of the aforementioned Lot 895, South 72 deg. 30 min. 00 sec. East, 110.05 feet to an iron rod (new); thence, continuing with said Southerly line South 68 deg. 18 min. 02 sec. East, 74.26 feet to an existing railroad spike in the base of an 18" Oak tree; thence, leaving said Southerly line with the Westerly line of property conveyed to Nashville Highlands, LLC, by Deed of record in Book 9988, Page 389, said Register's Office, South 03 deg. 54 min. 03 sec. West, passing an existing iron pin at 6.91 feet, a total distance of 95.00 feet to an iron rod (new); thence, leaving said Westerly line with a New line and severing Tract II of the Barry M. Coburn and wife, Jewel E. Coburn property of record as Instrument No. 20011212-0137388, said Register's Office, North 90 deg. 00 min. 00 sec. West, 167.50 feet to an iron rod (new); thence, continuing with a severance line, North 00 deg. 00 min. 00 sec. East, 155.33 feet to an iron rod (new) and the point of Beginning, containing 21,750 square feet or 0.50 acre, more or less.

Being part of the same property conveyed by Warranty Deed from Gary W. Smith, Trustee to Barry M. Coburn and wife, Jewel E. Coburn, as recorded on the 12th day of December, 2001 in Instrument No. 20011212-0137388; Affidavit in Instrument No. 20070831-0105068 and Marital Dissolution Agreement in Docket No. 09D-2924, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Meade Farms, as recorded in Plat Book 2330, Page(s) 173.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision of Lot 895, West Meade Farms, Inc., Section XIV, as recorded in Plat Instrument No. 20000810-0079240.

Co-Tenancy Agreement as set forth in instrument recorded in Instrument No. 20170421-0039342, as assigned in Instrument No. 20170421-0039344 and amended in Instrument No. 20181220-0124035.

The public records do not show any legal right of access to or from the land, and, by reason thereof, the Company does not insure any right of access to and from the insured property.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 0 Jocelyn Hollow Road 19.5 Acres Nashville TN 37205
Being same property conveyed to Nashville Design Build, Inc. on October 21, 2020 by Warranty Deed, Instrument No. 20201029-0126066 recorded in the Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 9, 2024.

J. Carlton Drumwright

9/9/24
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 9/9/24.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY