Karen Johnson
Batch # 1224677
01/08/2025 01:42:30 PM
Fees: $22.00 Taxes: $0.00

20250108-0001695

Davidson County
DEEDQC
4 pgs

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Billie J Loftis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN R. MOSS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Vista Land Co., LLC	Vista Land Co., LLC	33-29
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20242216

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Mary Ella Holt, individually, and Billie Jane Loftis, Executor of the Estate of Nelson W. Holt, Jr.** , hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Vista Land Co., LLC**, hereinafter called the **GRANTEE**, their heirs, successors and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows:

Beginning on a 3/8 inch iron rod(o) located at the Northwest corner of the subject tract and the Northeast corner of said Echo Hill Estates Section Two and in the South line of the said BVT Worrell Farms, LTD.; thence, with the South line of the said BVT Worrell Farms, LTD. for the next two calls, North 87 degrees 19 minutes 03 seconds East, 951.65 feet to an iron rod(o); thence, North 86 degrees 39 minutes 59 seconds East, 367.08 feet to an iron rod(o) in the West line of the said Randall L. Jones & wife Sylvia N. Jones; thence, with Jones West line South 07 degrees 23 minutes 39 seconds West, 808.84 feet to an iron rod(o) in the North line of the said Johnson Properties L.C.; thence, with the North line of the Johnson Properties L.C. North 84 degrees 15 minutes 12 seconds West, 333.88 feet to a one inch iron rod(o) at the Northwest corner of Johnson Properties, L.C. and the Northeast corner of the said Old Center Church of Christ Trustees property; thence, with the Old Center Church of Christ Trustees property for the next three calls: North 85 degrees 38 minutes 19 seconds West, 120.76 feet to a one inch iron rod(o); thence, South 06 degrees 08 minutes 48 seconds West, 409.62 feet to a one inch iron rod(o); thence, South 06 degrees 15 minutes 08 seconds West, 288.04 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates at the Northeast corner of lot 59 of Echo Hill Estates Section One; thence, with the North line of Echo Hill Estates Section One for the next 7 calls: North 83 degrees 37 minutes 38 seconds West, passing a 1 inch iron rod(o) at 25.00 feet, in all 152.33 feet to a 1 inch iron rod(o); thence, North 04 degrees 58 minutes 49 seconds East, 37.33 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, North 84 degrees 32 minutes 56 seconds West, 434.50 to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, North 84 degrees 46 minutes 59 seconds West, 22.80 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, North 81 degrees 19 minutes 22 seconds West, 50.07 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, North 82 degrees 53 minutes 26 seconds West, 14.91 feet to a 3/8 inch iron rod(o); thence, North 82 degrees 39 minutes 57 seconds West, 174.76 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates at the Southeast corner of Lot 81, Echo Hill Estates Section Two; thence, with the East line of Echo Hill Estates Section Two for the next 14 calls: North 16 degrees 30 minutes 52 seconds East, 187.87 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates in the North right-of-way of Solitude Circle; along the North right-of-way of Solitude Circle along a curve to the right having a central angle of 25 degrees 04 minutes 01 seconds, a radius of 278.85 feet, an arc length of 122.00 feet, a tangent of 61.99 feet, and a chord bearing and distance of North 60 degrees 58 minutes 54 seconds West, 121.01 feet to a ¾ inch iron rod(o); North 41 degrees 28 minutes 17 seconds West, 153.05 feet to an iron rod(o); thence, North 52 degrees 31 minutes 39 seconds West, 62.46 feet to a concrete monument(o); thence; North 25 degrees 57 minutes 56 seconds West, 263.86 feet to a concrete monument(o); thence, North 18 degrees 49 minutes 35 seconds West, 80.14 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, North 00 degrees 31 minutes 07 seconds East, 156.90 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, North 37 degrees 05 minutes 12 seconds East, 85.00 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, North 88 degrees 21 minutes 07 seconds East, 180.00 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, North 01 degrees 38 minutes 53 seconds West, 128.00 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, South 80 degrees 09 minutes 03 seconds East, 6.44 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, South 87 degrees 30 minutes 45 seconds East, 36.82 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, North 06 degrees 37 minutes 22 seconds East, 172.52 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, North 12 degrees 25 minutes 57 seconds East, 27.63 feet to the Point of Beginning, containing 1,148,694 square feet or 26.370 acres, more or less, as calculated by the above described courses and distances.

EXCLUSIONS:

1. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20050127-0010265, said Register's Office.

2. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20090914-0085851, said Register's Office.

3. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20060308-0026957, said Register's Office.

4. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20060728-0091459, said Register's Office.

5. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20060817-0101464, said Register's Office.

6. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20060831-0107627, said Register's Office.

7. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20061113-0140561, said Register's Office.

8. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20061113-0140571, said Register's Office.

9. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20070104-0001736, said Register's Office.

10. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20090501-0039949, said Register's Office.

11. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20090616-0056091, said Register's Office.

12. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20090909-0084286, said Register's Office.

13. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20171026-0109692, said Register's Office.

14. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20160929-0102913, said Register's Office.

15. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20170411-0035326, said Register's Office.

16. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20170421-0039477, said Register's Office.

17. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20170515-0048208, said Register's Office.

18. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20180202-0010754, said Register's Office.

19. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20190403-0029965, said Register's Office.

20. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20160708-0070093, said Register's Office.

21. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20160721-0075221, said Register's Office.

22. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20051028-0130299, said Register's Office.

BEING the same property conveyed to Vista Land Co., LLC and Nelson Holt by Warranty Deed from J.D. Eatherly for Eatherly Properties, dated 02/25/2021 and filed of record in Instrument No. 20210303-0027627, Register's Office for Davidson County, Tennessee.

The said Nelson Holt having died testate a citizen and resident of Davison County, Tennessee on or about 03/21/2022. According to his Will, which Will is of record in Docket No. 22P645 in the Seventh Circuit Court for the Twentieth Judicial District, Davidson County, Tennessee at Nashville, Probate Division, he named Billie Jane Loftis as his Executor and in Item 6B of said Will, he directed his real property to be administered and part of his estate and gave power to sell subject premises to his Executor.

Nelson Holt and Nelson W. Holt Jr. are one and the same person.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Book 7489, Page 988; amended in Book 7699, page 949; Book 8265, page 436 and Book 9083, page 26, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to a storm drainage easement appearing of record in Book 9933, page 90, Register's Office for said County.

Unimproved ☒

This is improved ☐ property, known as Echo Hills Section 5+6, Nashville, TN 37213
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 18th day of December, 2024.

Mary Ella Holt

The Estate of Nelson W. Holt, Jr.

Billie Jane Loftis, Exec

Billie Jane Loftis, Executor

STATE OF TENNESSEE)
County OF)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mary Ella Holt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2024

Notary Public
My Commission Expires:

JOHN R. MILES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
County OF)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Billie Jane Loftis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Executor of The Estate of Nelson W. Holt, Jr., the within named bargainor, and that such Executor, executed the foregoing instrument for the purpose therein contained, by personally signing as Executor of the Estate of Nelson W. Holt, Jr.

Witness my hand, at office, this 18th day of December, 2024

Notary Public
My Commission Expires:

JOHN R. MILES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.