Karen Johnson
Batch # 1248175
03/19/2025 02 26 41 PM
Fees $27 00 Taxes $0 00

Davidson County
DEEDQC
5 pgs

20250319-0019910

This Instrument Was Prepared and Return to:
Robert M. Holland, Jr.
Butler Snow, LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Address New Owner(s):	**Send Tax Bills to:**	**Tax Parcel No.:**
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	Exempt	[08600023700]

QUITCLAIM DEED

FOR AND CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **EC BURNING TREE, LLC**, a Tennessee limited liability company (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY**, a public body and a body corporate and politic organized and existing pursuant to Tennessee Code Annotated Sections 13-20-101 et seq., all of its right, title and interest in its fee estate in the property in the County of Davidson, State of Tennessee, more particularly described on Exhibit A attached hereto and made a part hereof.

This is improved property known as 345 Burning Tree Dr., Hermitage, Davidson County, TN 37076.

THE GRANTEE IS ACCEPTING THIS PROPERTY AS IS. THE GRANTOR WILL REMAIN RESPONSIBLE FOR SATISFYING ANY AND ALL LIENS OR ENCUMBRANCES AGAINST THE PROPERTY. THE GRANTEE IS NOT UNDER ANY OBLIGATION TO CURE SAID LIENS OR EXCEPTIONS. 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.

[Signatures on following page]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of March, 2025.

EC BURNING TREE, LLC,
a Tennessee limited liability company

By: EC Burning Tree MM, LLC, a Tennessee limited liability company, its Managing Member

By: ENV Burning Tree Owner, LLC, a Tennessee limited liability company, its Sole Member

By: _____
Ty Tyson, Member

STATE OF Alabama)
COUNTY OF Jefferson)

Before me, the undersigned authority, a Notary Public of said state and county, personally appeared Ty Tyson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of ENV Burning Tree Owner, LLC, a Tennessee limited liability company, the Sole Member of EC Burning Tree MM, LLC, a Tennessee limited liability company, the Managing Member of EC Burning Tree, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such Member, executed the foregoing instrument for the purpose therein, by signing the name of the company by himself as a Member of the company, the Sole Member of the Managing Member of EC Burning Tree, LLC.

Witness my hand and seal, at office, this 17 day of March, 2025.

Maeghan Ramey
Notary Public

NOTARY PUBLIC
Maeghan Rae Ramey
Expires 1/11/2028
ALABAMA STATE AT LARGE

My Commission Expires: 1-11-2028

[SIGNATURE PAGE TO QUITCLAIM DEED]

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Sworn to and subscribed before me this
17th day of March, 2025.

K. Wilson
Notary Public
My Commission Expires: 11/2/2026

KEATON WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land in the Twelfth Councilmanic District of Nashville, Davidson County, located at the northeast corner of Old Hickory Boulevard and Central Pike being more particularly described as follows:

BEGINNING at a point in the easterly margin of Old Hickory Boulevard, said point being approximately 445 feet northerly along said margin from the northerly margin of Central Pike; Thence, leaving said margin of Old Hickory Boulevard with the easterly line of Davco-O.H. Blvd Properties of record in Deed Book 9159, page 798, R.O.D.C., N 05 degrees 44' 57" E, 461.96 feet to a concrete monument; Thence, N 04 degrees 41' 11" E 516.13 feet to an iron pin in the southerly line of Robert E. Earheart, of record in Deed Book 5637, page 759, R.O.D.C.; Thence, with said line of Earheart, S 57 degrees 36' 57" E, 780.96 feet to an iron pin; Thence, S 65 degrees 48' 20" E, 286.95 feet to an iron pin in the westerly line of The Gleaves Family Partnership of record in Instrument Number 20011220-140875, R.O.D.C.; Thence, with said Gleaves, S 03 degrees 30' 41" W, 1001.43 feet to an iron pin; Thence, leaving said Gleaves, with the north line of Ricky McClintock, of record in Instrument Number 20040625-75481, R.O.D.C., N 83 degrees 14' 13" W, 234.55 feet to a corner post; Thence continuing with said McC!intock of record in Instrument Number 20040625-75481, R.O.D.C., N 83 degrees 48' 55" W, 193.53 feet to an angle iron; Thence, S 12 degrees 27' 05" W, 110.99 feet to a point in the northerly margin of Central Pike; Thence, with said margin, and a curve concave to the north having a central angle of 04 degrees 31' 39" ,a radius of 1072.93 feet and a chord of N 62 degrees 43' 17" W, 84.76 feet for an arc length of 84.78 feet to a point; Thence, leaving said Central Pike, with the property of Teachers Retirement System of Kentucky of record in Instrument Number 20000825-84161, R O.D.C., the following calls:

N 29 degrees 41' 29" E, 178.00 feet to a point;
N 19 degrees 00' 00" W, 233.00 feet to a point;
N 70 degrees 30' 00" W, 50.00 feet to a point;
Thence along or near the northerly line of Ilene Gibbs of record in Instrument Number 2003082-121786, R.O.D.C., the following call:
N 50 degrees 00' 00" W, 230.00 feet to a point;
N 73 degrees 22' 05" W, 52.47 feet to a point;
S 66 degrees 29' 22" W, 140.00 feet to a point in the easterly margin of Old Hickory Boulevard;

Thence, with said margin and a curve concave to the west having a central angle of 01 degrees 42' 50" a radius of 2939.79 feet and a chord of N 24 degrees 28' 08" W, 87.93 feet for an arc length of 87.94 feet to the point of beginning, containing 985,215 square feet or 22.62 acres, more or less.

Cemetery:

Included in the above described property but expressly excluded therefrom is the following described Gleaves Cemetery:

The Point of Beginning of said cemetery lies S 67 degrees 18' 12" E, 359.93 feet from the concrete monument at the end of the first call of the above described property:
Thence with a fence, N 02 degrees 53' 41" E, 104.29 feet to a point;
Thence N 89 degrees 58' 32" E, 127.93 feet to a point;
Thence S 04 degrees 26' 20" W, 115.53 feet to a point;
Thence N 84 degrees 57' 11" W, 124.74 feet to the point of beginning, containing 13,835 square feet or 0.32 acres, more or less.

TOGETHER WITH a perpetual nonexclusive easement (Easement 3) for ingress and egress as granted to Burning Tree Associates, Ltd. by Deed of Record in Book 5553, page 20, said Register's Office, and being described as follows:

Beginning at a point, said point being 358.16 feet along the easterly margin of Old Hickory Boulevard from the intersection with the northerly margin of Central Pike; thence, North 66 degrees 29' 22" East, a distance of 140.00 feet; thence, South 73 degrees 22' 05" East, a distance of 52.47 feet; thence, South 50 degrees 00' 00" East, a distance of 90.00 feet to the point of beginning; thence, South 40 degrees 55' 20" East, a distance of 82.53 feet to a point; thence South 50 degrees 00' 00" East, a distance of 50.00 feet to a point; thence South 70 degrees 30' 00" East, a distance of 70.00 feet to a point; thence North 19 degrees 00' 00" West, a distance of 12.00 feet to a point; thence North 70 degrees 30' 00" West, a distance of 50.00 feet to a point; thence, North 50 degrees 00' 00" West, a distance of 140.00 feet to the point of beginning and containing 1,796 square feet or 0.04 acre.

TOGETHER WITH Easements to Burning Tree Associates, Ltd., as set forth in instrument recorded in Book 5193, Page 821 and Book 5194, Page 548, in said Register's Office, as shown on the Survey.

Being the same property conveyed to EC Burning Tree, LLC, a Tennessee limited liability company, by General Warranty Deed from EC Burning Tree Acquisition, LLC, a Tennessee limited liability company, of record as Instrument No. 20250319-0019908, in the Register's Office for Davidson County, Tennessee.

EXHIBIT A