Karen Johnson Davidson County
Batch# 1260552 DEEDQC
04/16/2025 12:31:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250416-0029080

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	P/O Parcel ID:
Hudson Preserve, LLC 607 W. Due Wesr Ave. Ste 111 Nashville, TN 37115	New Owner	06300006400 06300006500

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **HUDSON PRESERVE, LLC A WYOMING LIMITED LIABILITY COMPANY**, by these presents does hereby quitclaim and convey unto **HUDSON PRESERVE, LLC A WYOMING LIMITED LIABILITY COMPANY**, their successors and assigns, all their rights, title and interest in and to the following described tract of land:

Situate, lying, and being all that certain piece or parcel of land located in Councilmanic District 9 of Davidson County, Tennessee, said property standing in the name of Hudson Preserve, LLC, (reference Instrument No. 20240327-0021491), and being more particularly described as follows:

COMMENCING at a ½" found iron pin (hereinafter IPF) with a yellow cap, located in the easterly right-of-way line of Hudson Road (a 50' public right-of-way (hereinafter ROW), said IPF marking the southwest corner of property standing in the name of Tonia M. Floyd, (reference Instrument No. 20120518-0043270), said IPF being the northwest corner of Lot 1 of aforesaid property standing in the name of Hudson Preserve, LLC;

Thence departing aforesaid easterly line of Hudson Road North 86 degrees 53 minutes 47 seconds East for a distance of 549.14 feet with the southerly line of aforesaid property standing in the name of Tonia M. Floyd to a ½" IPF with a yellow cap, said IPF marking the southeast corner of said Floyd property, said IPF also marking the southwest corner of property standing in the name of Philip C. Travis et ux,, (reference Instrument No.20230816-0063968);
thence North 86 degrees 50 minutes 33 seconds East for a distance of 462.15 feet with the southerly line of aforesaid property standing in the name of Philip C. Travis et ux, to a 5/8" set iron pin with an orange cap stamped "BYRD SURV" (hereinafter IPS), said IPS marking the northwest corner of Lot 1 of aforesaid Hudson Preserve, LLC property, said IPS also marking the northeast corner of the property described herein and being the true point and place of BEGINNING;

Thence North 86 degrees 50 minutes 33 seconds East for a distance of 634.18 feet with the southerly line of aforesaid property standing in the name of Philip C. Travis et ux, to an IPS, said IPS marking the northwest corner of Lot 3 of aforesaid Hudson Preserve, LLC property, said IPS also marking the northeast corner of the property described herein;

thence departing aforesaid southerly line of property standing in the name of Philip C. Travis et ux

South 05 degrees 28 minutes 14 seconds West for a distance of 395.23 feet with the westerly line of aforesaid Lot 3 to an IPS lying in the northerly line of Lot 4 of Cumberland River Estates, (reference Plat Book 4175 at Page 106), said IPS marking the southwest corner of said Lot 3, said IPS also marking the southeast corner of the property described herein;

thence North 84 degrees 31 minutes 46 seconds West for a distance of 627.00 feet with, in part, aforesaid northerly line of Lot 4 and, in part, the northerly line of Lot 3, and, in part, the northerly line of Lot 2, all of aforesaid Cumberland River Estates, to a point, said point being the southeast corner of aforesaid Lot 1, said IPS also marking the southwest corner of the property described herein;

thence departing aforesaid northerly line of Cumberland River Estates North 05 degrees 28 minutes 14 seconds East (passing a 5/8" set iron pin witness with a blue cap stamped "BYRD WIT" at a distance of 4.00 feet) for a total distance of 300.09 feet with the easterly line of aforesaid Lot 1 of property standing in the name of Hudson Preserve, LLC to an IPS, said IPS being the true point and place of BEGINNING and containing 217,980 square feet or 5.00 acres, more or less, all as shown on a drawing (B23859-24), dated June 26, 2024, prepared by Byrd Surveying, Inc., John M. Payne R.L.S. No. 845.

This property is encumbered by the following ingress-egress and public utility easement.

Situate, lying and being a non-exclusive 30' public utility and ingress-egress easement on and over that certain piece or parcel of land standing in the name of Hudson Preserve, LLC, (reference Instrument No. 20240327-0021491), Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING at a 2" found iron pipe at the northwest corner of Lot 1 of Cumberland River Estates, said pipe lying in the easterly right-of-way (hereinafter ROW) of Hudson Road, a 50' public right-of-way, said pipe also marking the southwest corner of Lot 1 of aforesaid property standing in the name of Hudson Preserve, LLC;

Thence North 23 degrees 56 minutes 26 seconds West for a distance of 11.40 feet with aforesaid easterly ROW of Hudson Road to the true point and place of BEGINNING;

Thence North 23 degrees 56 minutes 26 seconds West for a distance of 39.86 feet to a point;
thence departing aforesaid easterly ROW of Hudson Road North 66 degrees 10 minutes 41 seconds East for a distance of 18.02 feet to a point;
thence South 24 degrees 43 minutes 13 seconds East for a distance of 9.76 feet to a point;
thence North 65 degrees 52 minutes 12 seconds East for a distance of 181.18 feet to the point of curvature;
thence with a curve turning to the right with a delta angle of 20 degrees 58 minutes 48 seconds, with a radius of 204.00 feet, with an arc length of 74.70 feet, with a chord bearing North 76 degrees 21 minutes 36 seconds East, and a chord length of 74.28 feet, to the point of tangency;
thence North 86 degrees 51 minutes 00 seconds East for a distance of 1808.51 feet to the point of curvature;
thence with a curve turning to the right with a delta angle of 98 degrees 37 minutes 14 seconds, with a radius of 45.00 feet, with an arc length of 77.46 feet, with a chord bearing South 43 degrees 50 minutes 23 seconds East, and a chord length of 68.24 feet, to the point of tangency;
thence South 05 degrees 28 minutes 14 seconds West for a distance of 285.24 feet to a point;
thence North 86 degrees 31 minutes 09 seconds West for a distance of 30.02 feet to a point;
thence North 05 degrees 28 minutes 14 seconds East for a distance of 286.28 feet to the point of curvature;

thence with a curve turning to the left with a delta angle of 98 degrees 37 minutes 14 seconds, with a radius of 15.00 feet, with an arc length of 25.82 feet, with a chord bearing North 43 degrees 50 minutes 23 seconds West, and a chord length of 22.75 feet, to the point of tangency;
thence South 86 degrees 51 minutes 00 seconds West for a distance of 1808.51 feet to the point of curvature;
thence with a curve turning to the left with a delta angle of 20 degrees 58 minutes 48 seconds, with a radius of 174.00 feet, with an arc length of 63.71 feet, with a chord bearing South 76 degrees 21 minutes 36 seconds West, and a chord length of 63.36 feet, to the point of tangency;
thence South 65 degrees 52 minutes 12 seconds West for a distance of 199.44 feet to the true point and place of BEGINNING.

The non-exclusive easement described above benefits this property by providing access to the property from Hudson Road, a public right-of-way, as well as an easement for the installation of public utilities to the property. In addition, this easement places a burden on this property as it passes through the property to other parcels.

This property benefits from the following sanitary sewer subsurface disposal easement encumbering Lot 1 of aforesaid Hudson Preserve, LLC property:

COMMENCING at a ½" found iron pin (hereinafter IPF) with a yellow cap, located in the easterly right-of-way line of Hudson Road (a 50' public right-of-way (hereinafter ROW), said IPF marking the southwest corner of property standing in the name of Tonia M. Floyd, (reference Instrument No. 20120518-0043270), said IPF being the northwest corner of Lot 1 of aforesaid property standing in the name of Hudson Preserve, LLC;

Thence departing aforesaid easterly line of Hudson Road North 86 degrees 53 minutes 47 seconds East for a distance of 549.14 feet with the southerly line of aforesaid property standing in the name of Tonia M. Floyd to a ½" IPF with a yellow cap, said IPF marking the southeast corner of said Floyd property, said IPF also marking the southwest corner of property standing in the name of Philip C. Travis et ux, (reference Instrument No.20230816-0063968);
thence North 86 degrees 50 minutes 33 seconds East for a distance of 462.15 feet with the southerly line of aforesaid property standing in the name of Philip C. Travis et ux, to a 5/8" set iron pin with an orange cap stamped "BYRD SURV" (hereinafter IPS), said IPS marking the northwest corner of Lot 1 of aforesaid Hudson Preserve, LLC property, said IPS also marking the northwest corner of the property described above;
thence departing aforesaid southerly line of property standing in the name of Philip C. Travis et ux South 05 degrees 28 minutes 14 seconds West for a distance of 71.67 feet to the true point and place of BEGINNING;

Thence South 05 degrees 28 minutes 14 seconds West for a distance of 228.48 feet with the common line between Lot 1 and Lot 2 of aforesaid property standing in the name of Hudson Preserve, LLC, to a point lying in the southerly line of said Lot 1, said point being the southeast corner of said Lot 1, said point also being the southwest corner of said Lot 2;
thence North 84 degrees 31 minutes 46 seconds West for a distance of 150.32 feet with the southerly line of Lot 1 of aforesaid property standing in the name of Hudson Preserve, LLC, to a point;
thence departing the southerly line of Lot 1 of aforesaid property standing in the name of Hudson Preserve, LLC North 05 degrees 28 minutes 14 seconds East for a distance of 205.69 feet to a point;
thence North 86 degrees 51 minutes 00 seconds East for a distance of 152.04 feet to the point and place of BEGINNING and containing 32,632 square feet, more or less.

This property benefits from the following sanitary sewer subsurface disposal easement encumbering Lot 3 of aforesaid Hudson Preserve, LLC property:

COMMENCING at a ½" found iron pin (hereinafter IPF) with a yellow cap, located in the easterly right-of-way line of Hudson Road (a 50' public right-of-way (hereinafter ROW), said IPF marking the southwest corner of property standing in the name of Tonia M. Floyd, (reference Instrument No. 20120518-0043270), said IPF being the northwest corner of Lot 1 of aforesaid property standing in the name of Hudson Preserve, LLC;

Thence departing aforesaid easterly line of Hudson Road North 86 degrees 53 minutes 47 seconds East for a distance of 549.14 feet with the southerly line of aforesaid property standing in the name of Tonia M. Floyd to a ½" IPF with a yellow cap, said IPF marking the southeast corner of said Floyd property, said IPF also marking the southwest corner of property standing in the name of Philip C. Travis et ux,, (reference Instrument No.20230816-0063968);
thence North 86 degrees 50 minutes 33 seconds East for a distance of 462.15 feet with the southerly line of aforesaid property standing in the name of Philip C. Travis et ux, to a 5/8" set iron pin with an orange cap stamped "BYRD SURV" (hereinafter IPS), said IPS marking the northeast corner of Lot 1 of aforesaid Hudson Preserve, LLC property, said IPS also marking the northwest corner of Lot 2 of aforesaid Hudson Preserve, LLC property;
thence North 86 degrees 50 minutes 33 seconds East for a distance of 634.18 feet with the southerly line of aforesaid property standing in the name of Philip C. Travis et ux, to an IPS, said IPS marking the northwest corner of Lot 3, said IPS also marking the northeast corner of Lot 2 both lots of aforesaid Hudson Preserve, LLC property;
thence South 05 degrees 28 minutes 14 minutes West for a distance of 380.23 feet with the common line between Lot 2 and Lot 3 of aforesaid property standing in the name of Hudson Preserve, LLC to the true point and place of BEGINNING;

Thence South 84 degrees 31 minutes 46 seconds East for a distance of 333.70 feet to point;
thence North 05 degrees 28 minutes 14 seconds East for a distance of 51.48 feet to point;
thence South 84 degrees 08 minutes 02 seconds East for a distance of 156.30 feet to point;
thence South 05 degrees 28 minutes 14 seconds West for a distance of 65.40 feet to point lying in the southerly line of aforesaid Lot 3 of property standing in the name of Hudson Preserve, LLC;
thence North 84 degrees 31 minutes 46 seconds West for a distance of 490.00 feet with aforesaid southerly line of Lot 3 to point, said point being the southeast corner of aforesaid Lot 2;
thence departing aforesaid southerly line of Lot 3 North 05 degrees 28 minutes 14 seconds East for a distance of 15.00 feet with the easterly line of aforesaid Lot 2 to the point and place of BEGINNING and containing 15,312 square feet, more or less.

The deeds referred to in the foregoing description are recorded in the Register's Office for Davidson County, Tennessee. This description is subject to any and all easements, rights-of-way, or other encumbrances that may exist.

Being a portion of the property conveyed to Hudson Preserve, LLC, a Wyoming limited liability company, by quitclaim deed from SWS Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20240327-0021491.

The purpose of this Quitclaim Deed is to create a metes and bounds legal description for Lot 2 consistent with the Division & Boundary Survey of record in Instrument No. 20250206-0009095, Registers Office for Davidson County , Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16 day of April, 2025.

Hudson Preserve, LLC,
a Wyoming limited liability company

By: _____
Name: W IC Shackleford
Its: OWNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named W IC SHACKLEFORD, 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 the OWNER of Hudson Preserve, LLC. and that he/she, as such and being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of APRIL, 2025.

_____
Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 16 day of APRIL, 2025.

_____
Affiant

My commission expires: 9/8/25
(Affix Seal)

_____
Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 16. 2025.

Affiant Signature

16th day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028