Karen Johnson Davidson County
Batch# 1266016 DEEDQC
04/30/2025 12:46:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250430-0033387

CONSIDERATION CERTIFICATE

STATE OF TENNESSEE)

COUNTY OF Sumner)

The actual consideration for this transaction is $0.00; it being the intention of the Grantor to convey the subject property as a charitable gift to the Grantee.

Jennifer Russell
Affiant

Subscribed and sworn to before me this the 30th day of April, 2025.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Notary Public

My Commission Expires: 10/24/2028

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:

Metropolitan Government of
Nashville and Davidson County
P.O. Box 196300
Nashville, TN 37219

SEND TAX BILLS TO:

EXEMPT

MAP/PARCEL NO.

Part of 12800018100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which is hereby acknowledged, **GTLC, LLC**, a Tennessee limited liability company f/k/a Great Tennessee Land Company, LLC ("Grantor"), by these presents does hereby transfer, quitclaim, and convey unto **Metropolitan Government of Nashville and Davidson County** ("Grantee"), successors and assigns, as a charitable gift, all of Grantor's right, title, and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly set forth and described on Exhibit A attached hereto.

It is understood by Grantor and Grantee that this conveyance is subject to taxes and assessments for the year 2022 and subsequent years, not yet due and payable, and subject to easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building regulations.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed as of the date set forth below.

GRANTOR:

GTLC, LLC, a Tennessee limited liability company f/k/a Great Tennessee Land Company, LLC

By: Kevin J. Belew
Its: Chief Manager and Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin J. Belew, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Chief Manager and Member ("Officer") of **GTLC, LLC**, a Tennessee limited liability company f/k/a Great Tennessee Land Company, LLC (the "Entity"), the bargainor, and that he/she as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Entity by him/herself as such Officer.

Witness the 29 day of April, 2025.

Notary Public

My Commission Expires: 7/20/27

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A

Being the following described real estate, situated within the TWENTY-SECOND METROPOLITAN NASHVILLE COUNCIL DISTRICT of Davidson County, Tennessee, and being a portion of that certain property, which was conveyed to Great Tennessee Land Company, LLC of record in Instrument Number 20141230-0118976 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar with cap set at the northwest corner of the property described herein, being in the 50-foot right-of-way of Holt Valley Road, and being the southern corner of Lot 27B of Zone Lot Division, Lots 26 & 27 of Clunan Heights Section 4 of record in Book 7900, page 754 in the Register's Office of Davidson County, Tennessee; runs thence with Lot 27B North 55 degrees 03 minutes 27 seconds East, 101.71 feet to a 5/8-inch rebar with cap set in the south line of of Great Tennessee Land Company, LLC of record in Instrument Number 20141001-0090339 in the Register's Office of Davidson County, Tennessee; thence with Great Tennessee Land Company, LLC as follows:

South 88 degrees 22 minutes 41 seconds East, 125.04 feet;
North 64 degrees 49 minutes 24 seconds East, 84.20 feet;
North 71 degrees 19 minutes 46 seconds East, 111.21 feet;
North 87 degrees 27 minutes 54 seconds East, 145.18 feet;
South 75 degrees 46 minutes 00 seconds East, 153.38 feet;
South 53 degrees 47 minutes 55 seconds East, 65.96 feet;
South 84 degrees 30 minutes 01 seconds East, 115.19 feet;
North 86 degrees 59 minutes 12 seconds East, 138.41 feet;
South 81 degrees 26 minutes 08 seconds East, 145.53 feet;

South 55 degrees 09 minutes 20 seconds East, 98.10 feet to a 5/8-inch rebar with cap set at the northwest corner of Tract 2; thence with a severance line between Tracts 2 & 3 South 21 degrees 11 minutes 23 seconds West, 911.76 feet to a 5/8-inch rebar with cap set in the north line of Bandyopadhyay of record in Instrument Number 20070917-0111231 in the Register's Office of Davidson County, Tennessee; thence with Bandyopadhyay for a portion of the way and then Demoss of record in Book 324, Page 652 in the Register's Office of Davidson County, Tennessee North 81 degrees 01 minutes 58 seconds West, passing through a rebar found at 490.00 feet, thence continuing on the same bearing an additional 331.63 feet for a total distance of 821.63 feet to a rebar found at the northeast corner of Bartlett of record in Instrument Number 20200616-0061989 in the Register's Office of Davidson County, Tennessee; thence with Bartlett North 80 degrees 42 minutes 58 seconds West, 523.82 feet to a 5/8-inch rebar with cap set in the west line of Lot 13 of Holt Meadows Subdivision of record in Book 4300, Page 174 in the Register's Office of Davidson County, Tennessee; runs thence with Lots 13 through 24 of Holt Meadows Subdivision as follows:

North 63 degrees 30 minutes 50 seconds East, 192.99 feet to a 5/8-inch rebar with cap set;
North 56 degrees 18 minutes 55 seconds East, 240.00 feet to a 5/8-inch rebar with cap set;
North 49 degrees 27 minutes 29 seconds East, 199.66 feet to a 5/8-inch rebar with cap set;
North 30 degrees 28 minutes 20 seconds East, 260.09 feet to a 5/8-inch rebar with cap set;
North 59 degrees 15 minutes 25 seconds West, 150.00 feet;

South 69 degrees 10 minutes 37 seconds West, 50.00 feet to the right-of-way of Holt Valley Road; thence with Holt Valley Road along a curve to the left an arc length of 49.94 feet, having a radius of 50.00 feet, and being subtended by a chord bearing and distance of North 49 degrees 30 minutes 59 seconds West, 47.94 feet to the **POINT OF BEGINNING** and **containing 22.30 Acres**, more or less, as

surveyed by Ryan W. Beasley, Tennessee Registered Land Surveyor Number 2821, of Civil Infrastructure Associates, LLC, 307 Hickerson Drive, Murfreesboro, TN 37129 on December 03, 2024. Bearings are based on the Tennessee State Plane Coordinate System, NAD 1983.

Easements

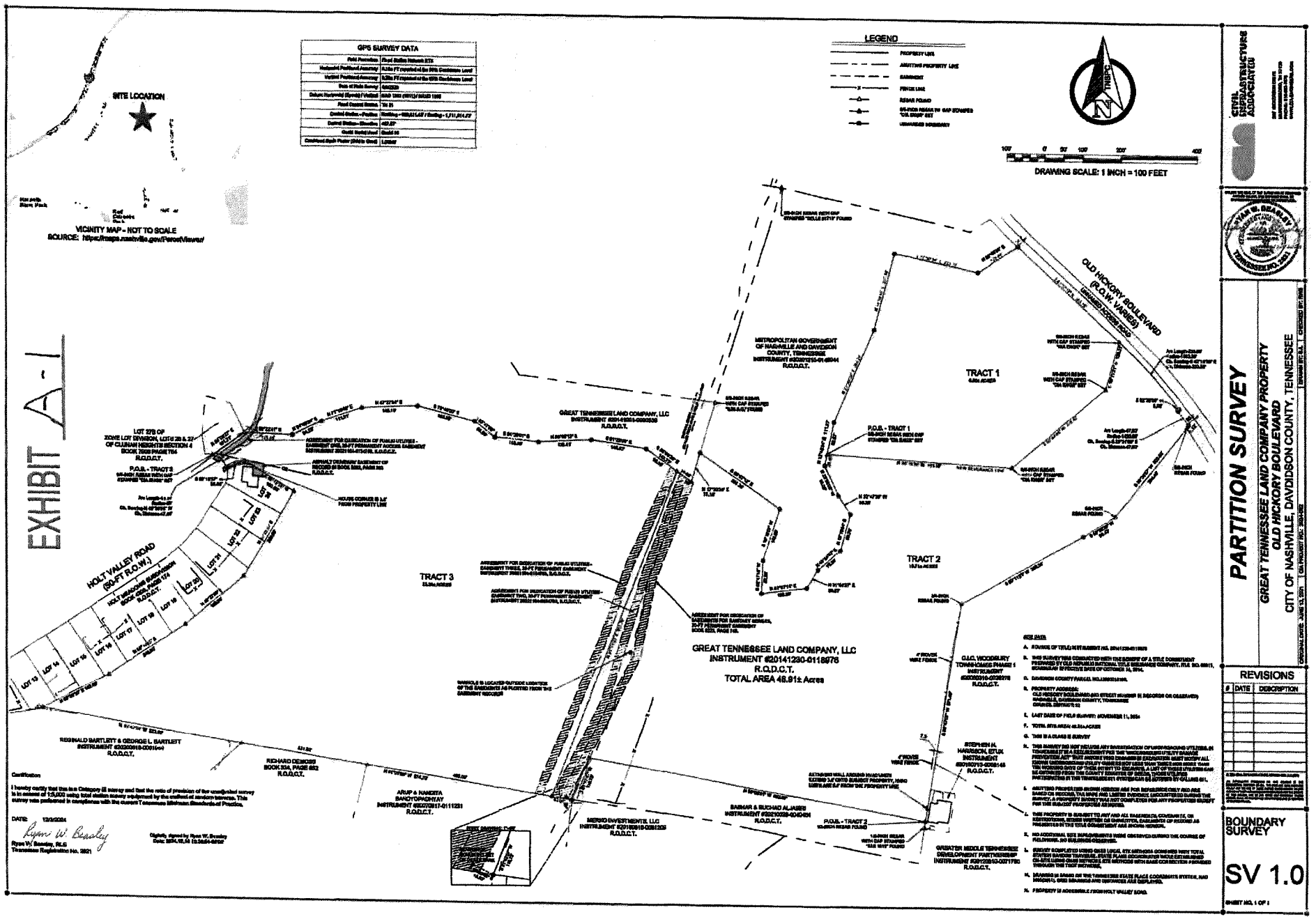
This property is subject to an Asphalt Driveway Easement, being of record in Book 5092, Page 393 in the Register's Office of Davidson County, Tennessee.

This property is subject to an agreement for the dedication of Public Utilities, being a 30-ft permanent access easement identified as Easement One of record in Instrument No. 20021104-0134793 in the Register's Office of Davidson County, Tennessee.

This property is subject to an agreement for the dedication of Public Utilities, being a 20-ft permanent easement identified as Easement Three of record in Instrument No. 20021104-0134793 in the Register's Office of Davidson County, Tennessee

Being a portion of the same property conveyed to Great Tennessee Land Company LLC from the Bank of Frankewing, Frankewing, Tennessee, by deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20141230-0118976.

* The above-described property is also described and illustrated on Exhibit A – 1 below and labeled as Tract 3.



20250430003387

Tennessee Certification of Electronic Document

I, Debra Paulson, 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 4/29/2025 (date of document).

Affiant Signature

4/30/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

