This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1291605 DEEDQC
06/30/2025 09:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250630-0051170

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Robertson Close Townhomes Homeowners' Assoc, Inc. 560 Lincoln Rd, St 300 Miami Beach, FL 33139	SAME Same	090080M90000CO P/O 090080118000

KURIO PROPERTIES, INC., does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **Robertson Close Townhomes Homeowners' Association, Inc., a non-profit Tennessee corporation** in and to the following tract of land in Davidson County, Tennessee described as follows:

See Exhibit A-1 which is attached hereto and incorporated herein for the legal description.

Exhibit A-2 is attached hereto and incorporated herein for illustration of Exhibit A-1.

Subject to all matters of record affecting the premise

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is improved property known as: 6511 B Robertson Ave. Nashville, Tennessee 37209

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of May, 2025.

GRANTOR:

KURIO PROPERTIES, INC.

BY: Pamela Kurio-Poe, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Pamela Kurio-Poe with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be President of Kurio Properties, Inc., the within named bargainor, a corporation, and that she as such President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as President.

Witness my hand and seal on this 15th day of May 2025.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2025.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

PROPERTY DESCRIPTION
ROBERTSON AVENUE & FOUNDRY DRIVE (FORMERLY SPENCER LANE)
TAX MAP 90-08, PARCEL 116, 117.00 & 210.00
KURIO PROPERTIES INC., PROPERTY
LOT # 1

Being a tract of land situated in the 20th Civil District in Davidson County, Tennessee, said tract being recorded in Instrument # 20160629-0066195, Register's Office for Davidson County, Tennessee, (R.O.D.C.T.), said tract also being north of Edsel Drive, west of Annex Avenue, south of and adjacent to Robertson Avenue, East of and adjacent to Foundry Drive, (formerly Spencer Lane), and being more particularly described as follows:

BEGINNING at an iron pin set, (1/2" iron pin capped "TTL"), located in the east right of way of Foundry Drive, (50' ROW), and the south right of way of Robertson Avenue, (50' ROW), said pin also being the northwest corner of herein tract described;

Thence leaving said Foundry Drive and with the south line of said Robertson Avenue, **S59° 28' 07"E, 191.46 feet** to an iron pin set, (1/2" iron pin capped "TTL"), said pin being the northeast corner of herein tract described, said pin also being the northwest corner of the Vicky Phan Property, (Inst. No. 20120619-0053563, R.O.D.C.T.), and having **Tennessee State Plane Coordinates of Northing 665650.95, Easting 1709036.43;**

Thence leaving said Robertson Road and along the west line of said Vicky Phan property and another tract belonging to Vicky Phan, (Inst. No. 20120213-0012536, R.O.D.C.T.), also the Vu Nguyen property, (Inst. No. 20180718-0070166, R.O.D.C.T.), Kim Nguyen property, (Inst. No. 20161005-0105185, R.O.D.C.T.), and the Claire Pham property, (Inst. No. 20220325-0034477, R.O.D.C.T.), respectively, **S30° 33' 07"W, 221.23 feet** an iron pin set, (1/2" iron pin capped "TTL"), said pin being the northeast corner of Lot # 2 and the southeast corner of said herein tract described;

Thence leaving said Claire Pham property and along a new severance line, **N60° 50' 09"W, 186.05 feet** to an iron pin set, (1/2" iron pin capped "TTL"), in the east right of way of said Foundry Drive, said pin also being the northwest corner of Lot # 2 and the southwest corner of herein tract described;

Thence leaving said Lot # 2 and with the east right of way of said Foundry Drive, **N29° 09' 51"E, 225.74 feet** to the point of beginning and containing **42,177 Square Feet or 0.97 acres** more or less.
Subject to any conveyances, restrictions, covenants, easements and right of ways of and not of record.

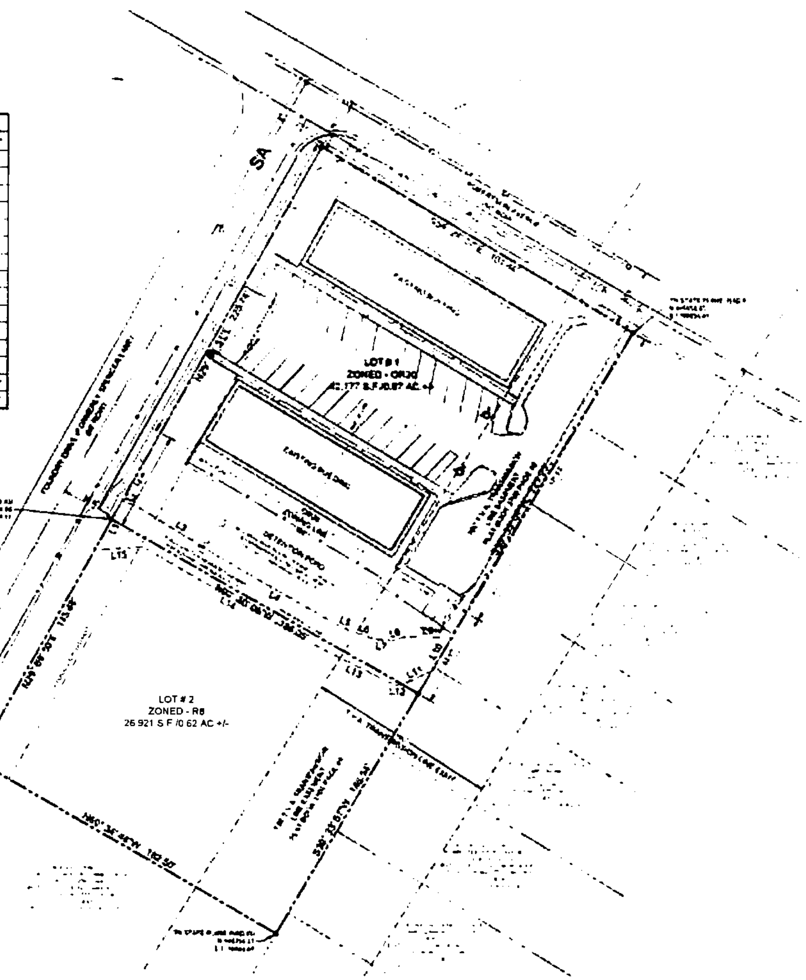


VICINITY MAP
Not to Scale

SITE LEGEND

[illegible]

Line Table		
Line #	Direction	Length
[illegible]	[illegible]	[illegible]
L10	S37°29'E W	[illegible]
L11	S65°30'13"W	[illegible]
L12	[illegible]	[illegible]
L13	[illegible]	42.42
L14	[illegible]	107.72
L15	[illegible]	25.40



SURVEYOR'S NOTES

- [illegible]
- [illegible]
- THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER, AND DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITIES WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS HEREON.
- [illegible]
- [illegible]
- THIS PLAT IS REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83) WITH 2 OF THE CORNER LOCATIONS INDICATED AS SHOWN HEREON.
- [illegible]
- [illegible]
- A TITLE COMMITMENT/SEARCH WAS NOT FURNISHED AT TIME OF SURVEY, THEREFORE THIS SURVEY IS SUBJECT TO AN ACCURATE TITLE COMMITMENT/SEARCH.
- THIS TRACT DOES NOT LAY WITHIN A SPECIAL FLOOD HAZARD AREA OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO FLOOD INSURANCE RATE MAP [illegible] OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, DATED [illegible] UNLESS OTHERWISE NOTED ON SURVEY.

11. BEARINGS AND DISTANCES TAKE PRECEDENCE OVER SCALE.
12. [illegible]
13. [illegible]
14. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
15. A PRESSURE REDUCING VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN WATER PRESSURES EXCEED [illegible] psi AND A PRV IS REQUIRED ON THE STREET SIDE IF THE WATER PRESSURE EXCEEDS 150 psi.
16. [illegible]
17. SIZE DRIVEWAY CULVERT PER THE DESIGN CRITERIA SET [illegible] DRIVEWAY CULVERT IN METRO ROW IS 15" RCP.
18. [illegible]
19. [illegible]
20. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE # [illegible] AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
21. EACH LOT REQUIRED TO PROVIDE SUFFICIENT STORMWATER MANAGEMENT TO MEET THE NASHVILLE METROPOLITAN STORMWATER REQUIREMENTS PER ORDINANCE # [illegible].
22. FINAL CONSTRUCTION PLANS AND ROAD GRADES SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. SLOPES ALONG ROADWAYS SHALL NOT EXCEED 3:1.
23. PROPERTY SUBJECT TO A STORM WATER MAINTENANCE AGREEMENT INSTRUMENT NO. [illegible] RECORDED WITH THE DAVIDSON COUNTY REGISTER OF DEEDS.
24. [illegible]
25. THE DEVELOPMENT OF THIS PROPERTY SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE [illegible] (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT, AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES.
26. THE BUFFER ALONG THE OPEN CHANNEL WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUEL VOLUME I REGULATIONS.
27. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF THE FINAL PLAT RECORDED IN [illegible] METRO DAVIDSON COUNTY.
28. [illegible]

[illegible]

811
Know what's below.
Call before you dig.

SOURCE OF NORTH
STATE PLANE COORDINATE
NAD 83

DATE ____________

CERTIFICATE OF OWNERSHIP & DEDICATION

I (we) hereby certify that I am (we are) the owner (s) of the property shown hereon as (Kurio Properties, Inc.) Document Instrument 20160629-0066195 (Kurio Properties, LLC) Document Instrument 20150518-0045298 Register's Office of Davidson County, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, resubdivided altered or changed so as to produce less area than hereby established until otherwise approved by the Metropolitan Planning Commission.

Name ____________ Date ____________
PAMELA KURIO (POE) - OWNER - (D.L.C. ROBERTSON CLOSE TOWNHOMES) - 6511 B ROBERTSON AVENUE - (COMMON AREAS)

Name ____________ Date ____________
MICHAEL SERPOSS
ROBERTSON 1,2, LLC
ROBERTSON 3 & 14, LLC
ROBERTSON 4,5 & 7, LLC
ROBERTSON 8,9 & 10, LLC
ROBERTSON 11,12 & 13, LLC

COMMISSION'S APPROVAL

APPROVAL BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

BY ____________

DATE ____________

LOT AREAS
LOT 1 : 42,177 SQ.FT. or 0.97 AC.+/-
LOT 2 : 26,921 SQ.FT. or 0.62 AC.+/-
TOTAL AREA : 69,098 SQ.FT. or 1.59 AC.+/-

OWNERSHIP INFORMATION

KURIO PROPERTIES, INC. PROPERTY
1405 CHICKERING ROAD
NASHVILLE TENNESSEE 37215
TAX MAP 90-08 PARCEL 116.00, 117.00 & 210.00 (TRACT I & II)

KURIO PROPERTIES LLC PROPERTY
1405 CHICKERING ROAD
NASHVILLE TENNESSEE 37215
TAX MAP 90-08 PARCEL 118.00 (TRACT III)

MICHAEL SERPOSS
560 LINCOLN ROAD - SUITE 300
MIAMI BEACH FLORIDA 33139

SURVEYOR'S CERTIFICATE

The survey shown hereon is based on GPS data collected using Static & RTK methods with Spectra SP85 dual frequency receivers. The accuracy of the control points used to locate monumentation was verified by redundant measurements to ensure the quality of the GPS data.

The Tennessee State Plane grid coordinates, shown hereon, are referenced to NAD83 (2011) (Epoch 2010), Geoid 18. Positional accuracy of the GPS vectors do not exceed H 0.05 or V 0.07

This survey was done in compliance with current Standards of the Tennessee State Board of Examiners for Land Surveyors. (Rule 0820-03-.07(5))

METRO PROJECT #
2015S-046-001

TTL
624 Grassmere Park, Ste 14 | Nashville, TN 37211

FINAL PLAT
NASHVILLE ANNEX SUBDIVISION
LOTS 101 & 102
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Learn more about TTL by scanning the QR Code below
www.ttlusa.com

FINAL PLAT

1 of 1

Certificate of Authenticity

I, **Joe White** , do hereby make an 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 **6/30/2025**.

Name: **Joe White**

Title: **Processor**

Date **06/30/2025**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me on **06/30/2025 .**

Notary Public: _____

My Commission Expires: _____

