Bill Garrett Davidson County
Batch# 80885 DEEDQC
04/13/2018 04:15:50 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180413-0035215

This Instrument Prepared By:
Hannah K.V.Cassidy
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
22 Developments LLC	22 Developments LLC	092-15-0-120.00
2000 Mallory Lane	2000 Mallory Lane	092-15-0-115.00
Suite 130-225	Suite 130-225	
Franklin, Tennessee 37067	Franklin, Tennessee 37067	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO and 00/100 Dollars ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, on this 13th day of April, 2018.

Notary Public

My Commission Expires: 5-5-20

JESSICA R. MAYBERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2020

For and in consideration of the sum of ZERO and 00/100 Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, NoTrump Properties, LLC, a Tennessee limited liability company and Jonathan B. Pennington, Trustee of the 1975 Thomas Guv Pennington Trust (collectively as, "Grantor"), does hereby quitclaim unto 22 Developments LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described on Exhibit A, attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon, (collectively, the "Property"). The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 13TH day of April, 2018.

GRANTOR:

NoTrump Properties, LLC, a
Tennessee limited liability company

By: _____
Thomas Pennington, President

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Jessica Mayberry, a Notary Public of said County and State, personally appeared Thomas Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of NoTrump Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 13TH day of April, 2018.

_____
Notary Public

My Commission Expires: 5-5-20

JESSICA R. MAYBERRY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

Witness my hand this 13th day of April, 2018.

GRANTOR:

By: _____
Jonathan B. Pennington,
Trustee of the 1975 Thomas
Guv Pennington Trust

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN B. PENNINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 13th day of April, 2018.

_____
Notary Public

My Commission Expires: 5-5-20

JESSICA R. MAYBERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Davidson County, Tennessee, also being Lots 5-9, Elliston Plan, as of record in Book 161, Page 43, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the southerly right-of-way line of State Street and the westerly right-of-way line of 22nd Avenue North;

Thence with the westerly right-of-way line of 22nd Avenue North, South 30 deg 46 min 49 sec East, 251.38 feet to a pk nail set at a corner common with Cooke/Wilson Properties, as of record in Book 9918, Page 576, at said Registers Office;

Thence with the northerly property line of Cooke/Wilson Properties, South 59 deg 10 min 00 sec West, 144.30 feet to an iron rod set on the easterly right-of-way line of an Alley, 12 feet in width;

Thence with the easterly right-of-way line of said Alley, North 30 deg 38 min 05 sec West, 252.03 feet to a pk nail set on the southerly right-of-way line of State Street;

Thence with the southerly right-of-way line of State Street, North 59 deg 25 min 26 sec East, 143.66 feet to the point of beginning, containing 36,240 square feet (0.83 acres more or less).

Being the same property conveyed to 22nd and State Medical Clinic Association, as of record in Book 4400, Page 572 and Joyce Rybolt, TRS., as of record in Book 4951, Page 239, at said Register's Office.

Being the same property conveyed (i) by deed to 22 Developments LLC, a Tennessee limited liability company from Johnathan B. Pennington, as Successor Trustee of the 1975 Thomas Guv Pennington Trust, of record in Instrument No. 20180413-0035213, in the Register's Office for Davidson County, Tennessee and (ii) by deed from NoTrump Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20180413-0035214, said Register's Office.