Karen Y Johnson Davidson County
Batch# 143858 DEEDQC
09/21/2018 11:34:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180921-0093745

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
HJL Properties, G.P. 208B McGavock Pike Nashville, TN 37214-2716	New Owner	New: 095040003.00 Formerly: 095030021.00 095030022.00, and 095040003.00
This instrument prepared by: Shawn R. Henry, Attorney, Tune, Entrekin & White, P.C. 315 Deaderick Street, Nashville, Tennessee 37238-1700		

QUITCLAIM DEED

THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE PARCELS 21 AND 22 ON PROPERTY TAX MAP 95-3 AND PARCEL 3 ON TAX MAP 95-4 INTO ONE SINGLE PARCEL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **HJL PROPERTIES, G.P.**, a Tennessee general partnership, by these presents does hereby quitclaim and convey unto **HJL PROPERTIES, G.P.**, a Tennessee general partnership, its successors and assigns, forever, all rights, title and interest in and to those certain tracts or parcels of real estate situated and located in the 15th Councilmanic District of Davidson County, Tennessee,

> Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 3 & 4 of the Map Showing the Subdivision of Lots No. 7, 8, 9, 10 & 11 in Bainbridge & Satterfield Subdivision, as of record in Plat Book 547, Page 132, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;
>
> Beginning at an existing pk nail in the northerly right-of-way line of Lebanon Pike, 80 feet in width, at a corner common with the property of HJL, L.P., as of record in Deed Book 9194, Page 887, at the Register's Office for Davidson County, Tennessee;
>
> Thence with the northerly right-of-way line of Lebanon Pike, South 79 deg 51 min 25 sec West, 110.80 feet to an existing pk nail, at a corner common with HJL Properties, GP, as of record in Instrument Number: 20160906-0093061, at the Register's Office for Davidson County, Tennessee;
>
> Thence leaving the northerly right-of-way line of Lebanon Pike, with the easterly property line of HJL Properties, GP, North 05 deg 37 min 19 sec East, 220.54 feet to an existing iron rod, in the southerly property line of HJL, L.P., as of record in Deed Book 9194, Page 887, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of HJL, L.P., South 84 deg 52 min 26 sec East, 106.42 feet to an existing pk nail, at a corner common with the property of HJL, L.P.;

Thence with the westerly property line of HJL, L.P., South 05 deg 33 min 26 sec West, 191.36 feet to the **POINT OF BEGINNING**. Containing 21,940 square feet or 0.504 acres more or less.

Being the same property conveyed to HJL Properties, GP, as of record in Instrument Number: 20160808-0081884, at the Register's Office for Davidson County, Tennessee.

This conveyance of the Property is made expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

WITNESS my hand this the 21 day of Sept, 2018.

HJL Properties, G.P., a Tennesseee General Partnership

JANE EAKES, GENERAL PARTNER

STATE OF TENNESSEE]
SS.
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named **JANE EAKES**, general partner of HJL Properties, G.P. the bargainor, with whom I am personally acquainted and who acknowledged that she as general partner of HJL Properties, G.P. executed the within and foregoing **QUITCLAIM DEED** for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 21 day of Sept, 2018.

My Commission Expires: 11/8/2021

Notary Public

MARIA MAUTHE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE]
ss.
COUNTY OF DAVIDSON]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 21 day of Sept, 2018.

My Commission Expires: 11/8/2021

Notary Public

MARIA MAUTHE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON