Karen Johnson Davidson County
Batch# 263558 DEEDQC
07/29/2019 01:47:28 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190729-0074448

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
H.G. Hill Realty Company, LLC 3011 Armory Drive, Suite 130 Nashville, Tennessee 37204	SAME	Map 83-1, Parcel Nos. 84, 85 & 86

This instrument prepared by: Waller Lansden Dortch & Davis, LLP, Robert R. Campbell, Jr., Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 17th day of July, 2019.

DONNA M. SCHKLAR
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7/5/21

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, H.G. HILL REALTY COMPANY, LLC, a Tennessee limited liability company ("Grantor"), by these presents, does hereby quitclaim and convey to H.G. HILL REALTY COMPANY, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

Being a tract of land lying in Nashville, 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 West Greenwood Avenue, and the westerly right-of-way line of Gallatin Avenue, said pk nail set being located at Northing: 676,810.50; Easting: 1,748,485.45; on the State Plane Coordinate System NAD-83;

Thence leaving the southerly right-of-way line of West Greenwood Avenue, with the westerly right-of-way line of Gallatin Avenue, South 19 deg 58 min 57 sec West, 157.85 feet to a pk nail set at the intersection with the northerly right-of-way line of Alley #715;

Thence leaving the westerly right-of-way line of Gallatin Avenue, with the northerly right-of-way line of Alley #715, North 83 deg 35 min 43 sec West, 151.96 feet to an iron rod set, at a corner common with the property of Martha E. Swafford, as of record in Instrument Number: 20090108-0001943, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Alley #715, with the easterly property line of Martha E. Swafford, North 08 deg 34 min 34 sec East, 153.55 feet to an iron rod set in the southerly right-of-way line of West Greenwood Avenue;

Thence with the southerly right-of-way line of West Greenwood Avenue, South 83 deg 35 min 43 sec East, 183.20 feet to the POINT OF BEGINNING. Containing 25,713 square feet or 0.590 acres more or less, described according to the ALTA/ASCM Land Title Survey, dated September 24, 2010, last revised October 19, 2017, prepared by R. Scot Cherry, Tennessee No. 1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, Job No. 10184.

Being the same property conveyed to H.G. Hill Realty Company, LLC, a Tennessee limited liability company, by deed from PAC-HILL, LLC, a Tennessee limited liability company, of record as Instrument No. 20111027-0083625, Register's Office for Davidson County, Tennessee.

The purpose of this instrument is to consolidate three (3) parcels described in the Quitclaim Deed of record as Instrument No. 20111027-0083625, said Register's Office, into one (1) parcel.

IN WITNESS WHEREOF, undersigned has hereunto set its hand this the 17th day of July, 2019.

H.G. HILL REALTY COMPANY, LLC, a
Tennessee limited liability company

By:_____
Celeste Patterson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Celeste Patterson, 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 H.G. Hill Realty Company, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of July, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 7/5/24

DONNA M. SCHKLAR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY