Karen Johnson Davidson County
Batch# 275457 DEEDQC
08/22/2019 01:51:27 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20190822-0084653

This instrument prepared by:

T. Chad White
TUNE, ENTREKIN & WHITE, P.C.
315 Deaderick Street, Suite 1700
Nashville, Tennessee 37238

CONSIDERATION CERTIFICATE

STATE OF Mississippi)

COUNTY OF Rankin)

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 21st day of August, 2019.

STATE OF MISSISSIPPI NICOLE F. STEWART NOTARY PUBLIC ID No. 89517 Commission Expires May 13, 2020 RANKIN COUNTY

Notary Public

My Commission Expires: 05 / 13 / 2020

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
The Quarter Jackson, L.L.C. Attn: Justin J. Peterson P.O. Box 13925 Jackson, MS 39236-3925	[SAME]	12100017400

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Hamilton Creek Development Company, L.L.C.**, a Mississippi limited liability company ("Grantor"), has bargained and sold and by these presents does hereby transfer, quitclaim, and convey unto **The Quarter Jackson, L.L.C.**, a Mississippi limited liability company ("Grantee"), its successors and assigns, 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 described as follows, to wit: See **Exhibit A**.

It is understood by Grantor and Grantee that this conveyance is subject to all taxes and assessments for the year 2019 and subsequent years, not yet due and payable, and all 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:

Hamilton Creek Development Company, L.L.C.,
a Mississippi limited liability company

By: Justin J. Peterson

Print Name: Justin J. Peterson

Its: Manager

STATE OF Mississippi)
)
COUNTY OF Rankin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Justin J. Peterson, 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 Manager (*Title*) of **Hamilton Creek Development Company, L.L.C.**, a Mississippi limited liability company (the "Company"), 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 Company by him/herself as such Officer.

Witness my hand and seal the 21ST day of August, 2019.

STATE OF MISSISSIPPI
NICOLE F. STEWART
NOTARY PUBLIC
ID No. 89517
My Commission Expires
May 13, 2020
RANKIN COUNTY

Nicole F. Stewart
Notary Public

My Commission Expires: 05 / 13 / 2020

EXHIBIT A

LEGAL DESCRIPTION

Tract I:

Being a landlocked tract of land in the 29th Council District of Davidson County, City of Nashville, Tennessee. Being bounded on the south by Sallie Hicks and Theodore Vaughn property of record in Deed Book 10440, Page 492, Records Office of Davidson County, Tennessee (R.O.D.C.T.), on the west by the Hamilton Creek Development Company, LLC, property of record as Instrument No. 20180209-0013251 (R.O.D.C.T.), on the north by the property of Jui-Lien Chou Ho of record as Instrument Number 20161020-0111147 (R.O.D.C.T.), and on the east by the Samuel Lake property of record in Deed Book 4718, Page 648 (R.O.D.C.T.) and the Charles D. Brown property of record in Deed Book 4718, Page 642 (R.O.D.C.T.), and the Sherry Cox and James Robert Roderick property of record in Instrument Number 20180711-0066984 (R.O.D.C.T.), said tract being more particularly described as follows:

Commencing at a 1/2-inch iron rod (old) in the southerly right-of-way of Couchville Pike being the northeast corner of said Chou Ho property, having a Northing of 648,069.16 and an Easting of 1,782,026.81 (NAD83); thence leaving the said right-of-way South 07 degrees 51 minutes 11 seconds West 883.97 feet to an iron rod (new) being the northwest corner and the point of beginning of the tract herein described, having a Northing of 647,193.73 and an Easting of 1,781,904.24; thence South 08 degrees 02 minutes 43 seconds West 737.37 feet to a 1/2-inch iron rod (old) being the northerly line of the said Hicks property; thence North 78 degrees 35 minutes 25 seconds West 591.75 feet to a 1/-2 iron rod (old) being the southeast corner of said Hamilton Creek property; thence leaving the Hicks property North 08 degrees 00 minutes 37 seconds East 737.41 feet to an iron rod (new) being the southwest corner of the said Chou Ho property; thence leaving the said Hamilton Creek property South 78 degrees 35 minutes 21 seconds East 592.20 feet to the point of beginning containing 435,755 square feet or 10.00 acres, more or less, according to a survey prepared by Douglas Ball-Chandler, TN RLS#2588, in association with Ragan-Smith Associates, Inc., dated April 9, 2019, Job No. 17152.

Tract II: (Easement Parcel):

Together with a twenty-five (25') easement for ingress and egress and utilities giving the above described property (Tract I) access to Couchville Pike along the easterly boundary line of the 10.94 acre tract conveyed by Ronald Lee Stacey and set forth in deeds of record in Book 5878, Page 151, and Book 5878, Page 147, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Hamilton Creek Development Company, L.L.C., a Mississippi limited liability company, from Gregg Allan Garner and Cheril Lin Mansolino (being the same person formerly known as Cheril Lin Garner) and Isaac R. Garner by Special Warranty Deed of record in the Register's Office of Davidson County, Tennessee at Instrument Number 20190416-0034597 and by Quit Claim Deed of record in said office at Instrument Number 20190416-0034598.