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Karen Johnson Davidson County
Batch# 300158 DEEDQC
10/14/2019 08:55:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191014-0104805

QUITCLAIM DEED

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this the 10 day of October, 2019. Notary Public My commission expires: May 2, 2022

AARON ROBERT KAALBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Eastwood Village TN LLC P.O. Box 158434 Nashville, TN 37215	New Owner	083-02-0-274.00

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **EASTWOOD VILLAGE, LLC**, a Tennessee limited liability company, by these presents do hereby quitclaim and convey unto **EASTWOOD VILLAGE TN LLC**, a Tennessee limited liability company, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property also known as 1716 Greenwood Avenue, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 10th day of October, 2019.

EASTWOOD VILLAGE, LLC

By:_____
Name: Kenneth C. Haynes
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kenneth C. Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of Eastwood Village, LLC, the within named bargainor, a Tennessee limited liability company, and that as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Kenneth C. Haynes, President of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10th day of October, 2019.

_____
NOTARY PUBLIC

My Commission Expires: May 2, 2022

AARON ROBERT KAALBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land situated in the 6th Council District of Davidson County, Nashville, Tennessee, being Lot Number 1 on the Hobson Chapel Subdivision, of record in Plat Book 7900, Page 776 in the Register's Office for Davidson County (R.O.D.C., TN), and is more particularly described as follows:

Commencing at the approximate centerline intersection of Greenwood Avenue and Chapel Avenue, thence in a southeasterly direction 80 feet to a mag nail found, as set by Cherry Land Surveying, said nail being the point of beginning for the herein described land;

thence along the southerly margin of Greenwood Avenue, South 83 degrees, 05 minutes, 22 seconds East, a distance of 408.19 feet to a concrete monument found, said monument being the northwesterly corner of Lot 1 of the Plan of Matthews Place, of record in Plat Book 1424, Page 61, R.O.D.C.,TN;

thence leaving said margin and along the westerly line of said Plan of Matthews Place, South 06 degrees, 52 minutes, 43 seconds West, a distance of 435.46 feet to a ½" leaning iron rod;

thence leaving said line and along interior lots lines of the aforementioned Hobson Chapel Subdivision for the following 3 calls-North 83 degrees, 17 minutes, 37 seconds West, a distance of 76.26 feet to a 3/8" iron rod found with no cap;

thence North 18 degrees, 28 minutes, 30 seconds West, a distance of 84.41 feet to a 3/8" iron rod found with no cap;

thence South 71 degrees, 30 minutes, 48 seconds West, a distance of 149.99 feet to an iron rod found with a Cherry Land Surveying cap on the easterly margin of Chapel Avenue;

thence along said margin, North 18 degrees, 20 minutes, 42 seconds West, a distance of 429.16 feet to a mag nail found, as set by Cherry Land Surveying;

thence along a curve turning to the right, having an arc length of 50.29 feet, a radius of 25.00 feet, a chord bearing of North 39 degrees, 16 minutes, 58 seconds East, and a chord length of 42.23 feet to the point of beginning, having an area of 142,626.3 square feet or 3.27 acres of land.

Being the same property conveyed to GREENWOOD VILLAGE, LLC, by deed from HOBSON UNITED METHODIST CHURCH, INC., of record in Instrument No. 20140416-0031926, dated April 15, 2014, said Register's Office. Greenwood Village, LLC has changed its name to EASTWOOD VILLAGE, LLC, pursuant to the Articles of Organization of record in Instrument No. 20180521-0048537, said Register's Office.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on October 4, 2019 and is based on survey work conducted by Dale and Associates in under Project No. 14040.