Karen Johnson Davidson County
Batch# 341079 DEEDQC
01/09/2020 11:18:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200109-0003177

This Instrument Prepared By:
C. Palmer Pillans
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
2104 Crestmoor, LLC Post Office Box 150262 Nashville, Tennessee 37215	Same	Map: 117-10 Parcel: 132

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Ashlyn P. Hines** ("Grantor") does hereby quitclaim and convey unto **2104 Crestmoor, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, a seven and one-half percent (7.5%) undivided interest in and to a certain tract or parcel of land located in Davidson County, Tennessee as described on Exhibit A, which is attached hereto and made a part hereof. This is improved property known as 2104 Crestmoor Road, Nashville, Davidson County, Tennessee 37215.

IN WITNESS WHEREOF, Grantor has caused this instrument to be effective as of the 31st day of December, 2019.

Ashlyn P. Hines

STATE OF Tennessee)
COUNTY OF Maury)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Ashlyn P. Hines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of December, 2019.

MELANIE MCBURNEY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public

My commission expires: 12/28/2020

STATE OF Tennessee)
COUNTY OF Maury)

The actual consideration for this transfer is $0.00 and no other monetary consideration.

MELANIE MCBURNEY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

AFFIANT

Subscribed and sworn to before me, this 27 **day of** December **, 2019.**

NOTARY PUBLIC

My Commission Expires:
12/28/2020

EXHIBIT A

PROPERTY DESCRIPTION

BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee located on the southerly margin of Crestmoor Road west of Hillsboro Road being a portion of Lot No.2 as shown on Plan of Block B, Hillsboro Views of record in Plat Book 974, page 65, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Crestmoor Road, said point being N 86 degrees 54 minutes 53 seconds W, 235.56 feet along said margin from the west end of the southwest return at Hillsboro Road;

THENCE, leaving Crestmoor Road with the west line of Hook-Super X, Inc., of record in Deed Book 7067, page 886, Register's Office for Davidson County, Tennessee, S 03 degrees 05 minutes 07 seconds W, 170.05 feet;

THENCE, with the north line of Green Hills Mall, LLC, N 87 degrees 37 minutes 20 seconds W, 100.01 feet;

THENCE, with the east line of 2106 Building, LLC, N 03 degrees 05 minutes 07 seconds E, 171.29 feet to the southerly margin of Crestmoor Road;

THENCE, with said margin, S 86 degrees 54 minutes 53 seconds E, 100.00 feet to the point of beginning, containing 17,067 square feet or 0.39 acres, more or less.

Being the same property conveyed to Ashlyn P. Hines by deed from 2104 Crestmoor, LLC, a Tennessee limited liability company, of record at Instrument No. 20070403-0039902, Register's Office of Davidson County, Tennessee.