(1)

This instrument was prepared by:
Joseph J. Jensen
J3LAW
P. O. Box 682305
Franklin, Tennessee 37068-2305
Tel: (615) 905-5777
Cell: (615) 519-5939
E-mail: joe@j3law.com

Karen Johnson Davidson County
Batch# 361176 DEEDQC
02/21/2020 10:50:03 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200221-0019424

FROM:	HF PROPERTIES, LLC, a Tennessee limited liability company, its successors and assigns (the **"Grantor"**)
TO:	THOMAS POWELL HEDLEY, his successors and assigns (the **"Grantee"**)

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map / Parcel No.:
THOMAS POWELL HEDLEY 514 Monroe Street Nashville, Tennessee 37208	(new owner)	105 04 0 085.00, 105 04 0 086.00, and 105 04 0 243.00

QUITCLAIM DEED

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is Ten and No/100 Dollars ($10.00).

Affiant

Sworn to and subscribed before me, this 13 day of February, 2020.

Janet Smith
Notary Public

My Commission Expires: October 02, 2023

Janet Smith
State of Tennessee Notary Public
Davidson County
My Commission Expires 10/02/2023

WHEREAS:

A. By Warranty Deed of record as Instrument Number 20190122-0006036, in the Register's Office for Davidson County, Tennessee, HF PROPERTIES, LLC, a Tennessee limited liability company, acquired title to the property described therein (the "Property").

B. **HF PROPERTIES, LLC, a Tennessee limited liability company**, shall be referred herein to as the "**Grantor**".

C. Grantor wishes to convey title to the Property to **THOMAS POWELL HEDLEY** (the "**Grantee**").

NOW, THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby quitclaim and convey unto Grantee all of Grantor's right, title and interest in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

The Property is improved property believed to be commonly known as 6 Lewis Street, 56 Trimble Street, and 2 Fairfield Avenue, all in Nashville, Davidson County, Tennessee, but such address is not part of the legal description, and in the event of any discrepancy, the legal description set forth on Exhibit A hereto shall control, and is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

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GRANTOR:

HF PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Steven J. Forde, its Member

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, a Notary Public of said County and State, personally appeared STEVEN J. FORDE, and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be one of the two members of HF PROPERTIES, LLC, a Tennessee limited liability company, the within named Grantor, that the only other member of the Grantor is Thomas Powell Hedley, that both he and the said Thomas Powell Hedley are authorized to execute this instrument on behalf of the Grantor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the Grantor by himself as one of its two members.

Witness my hand and seal this 10th day of February, 2020.

_____
Notary Public

My Commission Expires: 2/12/23

Will Stogner
State of Tennessee Notary Public
Williamson County
My Commission Expires 02/12/2023

[SIGANTURES CONTINUE ON FOLLOWING PAGE]

GRANTOR:

HF PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Thomas Powell Hedley, its Member

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, a Notary Public of said County and State, personally appeared THOMAS POWELL HEDLEY, and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be one of the two members of HF PROPERTIES, LLC, a Tennessee limited liability company, the within named Grantor, that the only other member of the Grantor is Steven J. Forde, that both he and the said Steven J. Forde are authorized to execute this instrument on behalf of the Grantor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the Grantor by himself as one of its two members.

Witness my hand and seal this 13 day of February, 2020.

Janet Smith
Notary Public

My Commission Expires: October 02, 2023

Janet Smith
State of Tennessee Notary Public
Davidson County
My Commission Expires 10/02/2023

EXHIBIT A

PROPERTY DESCRIPTION

Three tracts or parcels of land, situated in Davidson County, Tennessee, and being described as follows, to wit:

Tract I - Map and Parcel 10504024300

Being Lots Nos. 468, 469 and the southerly one-half of Lot No. 470 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the Northeast corner of Lewis Street and Trimble Street; thence, with the easterly margin of Lewis Street North 12° 00' East 167 feet to a point in said margin; thence, North 85° 22' East 39.39 feet to a point; thence, South 89° 18' East 156.14 feet to a point in the westerly margin of Fairfield Avenue; thence, with said margin South 12° 00' West 175 feet to a point being the Northwest corner of Fairfield Avenue and Trimble Street; thence, with the northerly margin of Trimble Street North 88° 04' West 194 feet to the POINT OF BEGINNING.

This is improved commercial real property more commonly known as 2 Fairfield Avenue, Nashville, Tennessee.

Tract II - Map and Parcel 10504008500

BEING the northerly 35 feet of the southerly 105 feet of Lots Nos. 460 and 461 on the plan of Maury and Claiborne's Addition to South Nashville, as of record in Plat Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

SAID part of Lots Nos. 460 and 461 fronts 35 feet on the westerly side of Lewis Street and runs back between parallel lines, 80 feet to a dead line.

This is unimproved commercial real property more commonly known as 6 Lewis Street, Nashville, Tennessee.

Tract III -Map and Parcel 10504008600

Land in Davidson County, Tennessee, being parts of Lots Nos. 460 and 461 in Maury and Claiborne's addition to Nashville, fronting about 80 feet on the North side of Trimble Street and running back between the West line of Lewis Street and the East line of Lot No. 462 of said addition 70 feet, more or less, to the southern line of a lot conveyed by Thomas V. Davis to Huggins and Drew by Deed recorded in Book 329, Page 462, Register's Office for said County, wherein said property is described as fronting 67-1/2 feet on Lewis Street and running back between parallel lines 78-1/2 feet, but is believed that the true dimensions of said lot are 70 feet on Lewis Street and 80 feet on Trimble Street.

This is unimproved commercial real property more commonly known as 56 Trimble Street, Nashville, Tennessee.

Being the same property conveyed to HF Properties, LLC, a Tennessee limited liability company, by Warranty Deed of record as Instrument Number 20190122-0006036, in the Register's Office for Davidson County, Tennessee.

(Legal description taken from Commercial Deed of Trust of record as Instrument Number 20190122-0006037, in the Register's Office for Davidson County, Tennessee.)