QUITCLAIM DEED

Karen Johnson Davidson County Batch# 391509 DEEDQC 04/24/2020 02:30:56 PM 4 pgs Fees: $22.00 Taxes: $0.00 20200424-0043376	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this the 24th day of April, 2020. Notary Public My commission expires: 5-25-22

ELIZABETH C MCDANIEL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

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:
102 Duke LLC 2305 Cruzen Street Nashville, TN 37211	New Owner	071-07-088.00

FOR AND IN CONSIDERATION of the sum of $0.00, **JOYCE BARNHILL**, a Tennessee resident, by these presents does hereby quitclaim and convey unto **102 DUKE LLC**, a Tennessee limited liability company, its successors and assigns, all her 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 known as 2309 Dickerson Pike, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 24th day of April, 2020.

Joyce Barnhill

JOYCE BARNHILL

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared JOYCE BARNHILL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Hendersonville, Tennessee, this the 24 day of April, 2020.

NOTARY PUBLIC

My Commission Expires: 4/19/21

TIMOTHY D. FERGUSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

Exhibit A

Legal Description

SITUATE IN THE CITY OF NASHVILLE, THE 5TH COUNCIL DISTRICT OF DAVIDSON COUNTY AND THE STATE OF TENNESSEE AND BEING ALL OF LOT 2 OF THE H.O. GARY SUBDIVISION, AS RECORDED IN PLAT BOOK 9700, PAGE 886, AND A 0.3839 ACRE PARCEL OF LAND IN THE NAME OF 102 DUKE ST, LLC AS RECORDED IN DB-20190905-0089619 AND LOT 1 OF THE AFOREMENTIONED H.O. GARY SUBDIVISION, IN THE NAME OF JOYCE BARNHILL, AS RECORDED IN DB-20050819-0098849 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIN WITHOUT CAP ON THE NORTHWESTERLY CORNER OF SAID LOT 1 OF THE SAID H.O. GARY SUBDIVISION IN THE NAME OF JOYCE BARNHILL, AS RECORDED IN QC-20050819-0098849, AT THE SOUTHEASTERLY INTERSECTION OF DUKE STREET AND DICKERSON PIKE,

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DUKE STREET, SOUTH 84°19'22" EAST, A DISTANCE OF 294.76 FEET TO A FOUND 1/2" IRON PIN (WITHOUT CAP) ON THE NORTHWESTERLY CORNER OF THE O.I.C. TRINITY HEIGHTS TOWNHOMES LANDS, AS RECORDED IN MA-20180907-0089045,

THENCE ALONG SAID TRINITY HEIGHTS LANDS, SOUTH 17°56'30" WEST, A DISTANCE OF 249.00 FEET TO A SET 5/8" IRON PIN AND CAP ON THE NORTHEASTERLY CORNER OF LANDS IN THE NAME OF LD BRANNOM, SR, ETAL, AS RECORDED IN DEED BOOK 4806, PAGE 226,

THENCE ALONG SAID BRENNAM LANDS THE FOLLOWING 2 (TWO) COURSES:
1. NORTH 82°57'21" WEST, A DISTANCE OF 144.94 FEET TO A SET 5/8" IRON PIN AND CAP
2. NORTH 77°38'21" WEST, A DISTANCE OF 156.69 FEET TO A SET 5/8" IRON PIN AND CAP ON THE EASTERLY RIGHT-OF-WAY LINE OF DICKERSON PIKE, AS RECORDED IN DB-20150325-0025772,

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF DICKERSON PIKE THE FOLLOWING 3 (THREE) COURSES:
1. NORTH 23°48'24" EAST, A DISTANCE OF 100.36 FEET TO A SET 5/8" IRON PIN AND CAP IN THE SOUTHERLY LOT LINE OF THE AFOREMENTIONED LOT 1 OF THE H.O. GARY SUBDIVISION
2. NORTH 77°38'21" WEST, A DISTANCE OF 15.24 FEET TO A FOUND 5/8" IRON ROD
3. 131.55 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3,622.60, AND BEING SUBTENDED BY A CHORD HAVING A BEARING NORTH 24°33'17" EAST, A DISTANCE OF 131.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.6349 ACRES (71,218 SqFt) OF LAND AND BEING SUBJECT TO ALL OTHER EASEMENTS, ENCUMBRANCES, RIGHTS, RESERVATIONS OR MATTERS OF TITLE THAT MAY AFFECT THE SUBJECT PARCEL. NORTH AND BEARING SYSTEM BASED UPON THE TENNESSEE STATE PLANE COORDINATED SYSTEM, NAD83 AND REFERENCED TO THE T.D.O.T. – G.N.S.S. NETWORK AND COLLECTED UTILIZING A

SPECTRA SP80 RECEIVER DURING A FIELD SURVEY CONDUCTED BY B A LAND PROFESSIONALS, LLC. ON MARCH 5, 2019.

ALL MONUMENTS CALLED TO BE SET ARE 5/8" X 24" REBAR WITH YELLOW PLASTIC IDENTIFICATION CAPS STAMPED "B A LAND PROFESSIONALS". THIS SURVEY AND DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF DONOVAN P. BENSON, TENNESSEE RLS #3046.

BEING PART OF THE SAME PROPERTY CONVEYED TO H. O. GARY AND WIFE, MILDRED GARY, BY DEED FROM LOTTIE K. NETTERVILLE AND HUSBAND, W.M. NETTERVILLE, OF RECORD IN BOOK 1308, PAGE 430, DATED MARCH 28, 1945, SAID REGISTER'S OFFICE.

H.O. GARY DIED, ON OR ABOUT, JUNE 3, 1966, LEAVING MILDRED GARY AS THE SURVIVING TENANT BY THE ENTIRETY.

MILDRED GARY, DIED TESTATE, ON OR ABOUT, SEPTEMBER 10, 2001. PURSUANT TO THE TERMS OF HER WILL OF RECORD IN WILL BOOK 2521, PAGE 463761 IN THE PROBATE OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE PROPERTY WAS DEVISED TO JOYCE BARNHILL.

ALSO, BEING THE SAME PROPERTY CONVEYED TO JOYCE BARNHILL, BY DEED FROM GARY STUART RAY, EXECUTOR OIF THE ESTATE OF MILDRED B. GARY, DATED APRIL 7, 2003, OF RECORD IN INSTRUMENT NO. 20050819-0098849, SAID REGISTER'S OFFICE.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20060315-0030030, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.