THIS INSTRUMENT PREPARED BY:
Robert R. Campbell, Jr., Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 461980 DEEDQC
08/21/2020 04:17:23 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200821-0094886

ADDRESS NEW OWNER:
David B. Ingram
4417 Tyne Blvd.
Nashville, TN 37215

SEND TAX BILL TO:
SAME

MAP-PARCEL NO.:
116-02-0-012.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **H.G. HILL REALTY COMPANY, LLC**, a Tennessee limited liability company (the "Grantor"), does hereby quitclaim and convey unto **DAVID B. INGRAM** (the "Grantee"), his heirs and assigns, all of the Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter, the "Property").

This is unimproved property located on Hillwood Blvd., Nashville, Davidson County, Tennessee 37205.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

[signature page follows]

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed effective as of the 21st day of August, 2020.

GRANTOR:

H.G. HILL REALTY COMPANY, LLC
a Tennessee limited liability company

By: _____
Name: Celeste Patterson
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 Celeste Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the President of **H.G. HILL REALTY COMPANY, LLC**, the within named bargainor, a Tennessee limited liability company, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as President.

Witness my hand and seal, this the 20th day of August, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 5-8-2022

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2022

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

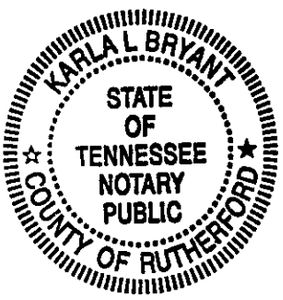
The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me
this 20th day of August, 2020.

Notary Public

My Commission Expires: 10/22/2023



4810-9821-5111

EXHIBIT A

Property Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Block "C" of Hillwood Estates, as of record in Plat Book 1835, Page 60, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set at the intersection of the easterly right-of-way line of Post Road, 50 feet in width, and the westerly right-of-way line of Hillwood Boulevard, 60 feet in width;

Thence leaving the easterly right-of-way line of Post Road, and the westerly right-of-way line of Hillwood Boulevard, with a curve to the right, along an arc length of 290.87 feet, the central angle of which is 34 deg 01 min 57 sec, the radius of which is 489.69 feet, the chord of which is South 42 deg 06 min 30 sec East, 286.61 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 72.92 feet, the central angle of which is 02 deg 58 min 02 sec, the radius of which is 1408.05 feet, the chord of which is South 26 deg 31 min 29 sec East, 72.91 feet to an iron rod set;

Thence South 25 deg 08 min 16 sec East, 210.59 feet to an iron rod set at the intersection with the northerly right-of-way line of Wilsonia Avenue, 50 feet in width;

Thence leaving the westerly right-of-way line of Hillwood Boulevard, with the northerly right-of-way line of Wilsonia Avenue, with a curve to the left, along an arc length of 203.05 feet, the central angle of which is 29 deg 24 min 59 sec, the radius of which is 395.49 feet, the chord of which is North 68 deg 34 min 20 sec West, 200.83 feet to an existing iron rod;

Thence North 85 deg 20 min 06 sec West, 229.34 feet to an existing iron rod;

Thence with a curve to the right, along an arc length of 133.52 feet, the central angle of which is 18 deg 52 min 16 sec, the radius of which is 405.40 feet, the chord of which is North 75 deg 41 min 21 sec West, 132.92 feet to an existing iron rod;

Thence North 66 deg 11 min 55 sec West, 78.44 feet to an iron rod set at an intersection with the easterly right-of-way line of Post Road;

Thence leaving the northerly right-of-way line of Wilsonia Avenue, with the easterly right-of-way line of Post Road, with a curve to the left, along an arc length of 251.52 feet, the central angle of which is 29 deg 07 min 50 min, the radius of which is 494.70 feet, the chord of which is North 50 deg 01 min 19 sec East, 248.82 feet to an iron rod set;

Thence North 36 deg 10 min 30 sec East, 188.44 feet to the POINT OF BEGINNING. Containing 124,553 square feet or 2.859 acres more or less, described according to the ALTA/NSPS Land Title Survey, dated July 27, last revised July 29, 2020, prepared by Michael H. Charette, Tennessee No. 2048, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, Job No. 20098.

Being part of the same property conveyed to H.G. HILL REALTY COMPANY by deed from H.G. HILL and wife, MRS. H.G. HILL (MAMIE WILSON) of record in Book 731, page 542, dated December 28, 1926, said Register's Office.

H.G. HILL REALTY COMPANY was merged into MUSIC CITY INVESTMENT PARTNERS, LLC, pursuant to Certificate of Merger of record as Instrument No. 20050608-0065678, dated June 6, 2005, said Register's Office. MUSIC CITY INVESTMENT PARTNERS, LLC, is now known as H.G. HILL REALTY COMPANY, LLC, pursuant to Articles of Amendment of record as Instrument No. 20050608-0065679, dated June 6, 2005, said Register's Office.