Karen Johnson Davidson County
Batch# 538162 DEEDQC
12/18/2020 11:28:51 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201218-0150200

PREPARED BY:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
Hermitage Hill, LLC 150 Fourth Avenue North Suite 1100 Nashville, TN 37219	SAME	0931108900

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Patricia E. Wall and Pendleton Square Trust Company, LLC, Co-Trustees of the Nathan T. Wall Marital Trust f/b/o Patricia Wall U/W Nathan T. Wall dated February 23, 2005, the Grantors, by these presents do hereby quitclaim and convey unto Hermitage Hill, LLC, the Grantee, its heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being parts of Lots Nos. 59 and 60 on the Plan of Rutledge's Addition, as of record in Book 21, Page 71, Register's Office for said County, described partly according to a survey made by James A. Hamilton, Jr., Surveyor, August 7, 1950 as follows:

Beginning on the southeasterly margin of Hermitage Avenue, formerly the Lebanon Turnpike, at the corner of lots nos. 60 and 61; thence with said Avenue southeastwardly 186.75 feet to the northerly margin of Middleton Avenue; thence with said Avenue westwardly 118.44 feet to the southeast corner of the property conveyed to Kate Kggenspar by deed from R. F. Jones and wife, of record in Book 290, Page 176, said Register's office; thence with her easterly line northwestwardly 117 feet, more or less, to the line between lots nos. 60 and 61; thence with said line northeastwardly 98 feet to the beginning.

Being the same property conveyed to Patricia E. Wall and Pendleton Square Trust Company, LLC, Co-Trustees of the Nathan T. Wall Marital Trust f/b/o Patricia Wall U/W Nathan T. Wall dated February 23, 2005, by Quitclaim Deed from Patricia E. Wall and Cumberland Trust & Investment Co., of record in Instrument No. 20180521-0048385, Register's Office for Davidson County, Tennessee.

This is improved property known as 45 Hermitage Avenue, Nashville, Tennessee 37210.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness their hands this 16th day of December, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GRANTOR:

Patricia E. Wall
PATRICIA E. WALL, Co-Trustee

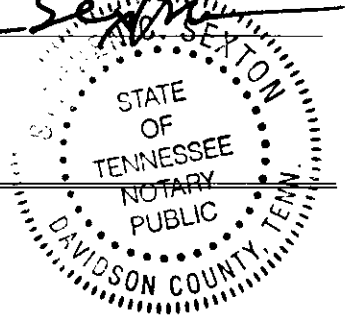
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Patricia E. Wall, Co-Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, in her capacity as Co-Trustee.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 16th day of December, 2020.

Notary Public

My Commission Expires: 5/9/23



GRANTOR:

PENDLETON SQUARE TRUST COMPANY, LLC, Co-Trustee

By: Carolyn Hannon

Its: Trust Officer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Carolyn Hannon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trust Officer of Pendleton Square Trust Company, LLC, Co-Trustee, the bargainor, and that she as such Trust Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Pendleton Square Trust Company, LLC, Co-Trustee as such Trust Officer.

WITNESS my hand and seal at Nashville, Tennessee, this 17th day of December, 2020.

Thos O. Lovell
Notary Public

My Commission Expires: 7/9/2024

THOMAS O. LOVELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Commission Expires July 9, 2024

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 17th day of December, 2020.

Leslie Saturday
Notary Public

Commission Expiration Date:

LESLIE SATURDAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2021

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.