Karen Johnson Davidson County
Batch# 565588 DEEDQC
02/01/2021 02:00:07 PM 3 pgs
Fees: $18.00 Taxes: $3,891.52
20210201-0014343

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.:
T&C Hawkins Family Trust dated December 11, 2019 410 Wild Elm Street Franklin, Tennessee 37064	P.O. Box 150262 Nashville, Tennessee 37215	10701000900

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Elm Hill Pike Investors, LLC**, a Tennessee limited liability company ("Grantor") does hereby quitclaim and convey unto **T&C Hawkins Family Trust dated December 11, 2019** ("Grantee"), its successors and assigns, a twenty percent (20%) undivided co-tenancy 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 1826 Elm Hill Pike, Davidson County, Nashville, Tennessee 37210-3710.

IN WITNESS WHEREOF, Grantor has caused this instrument to be effective as of the 1st day of January, 2021.

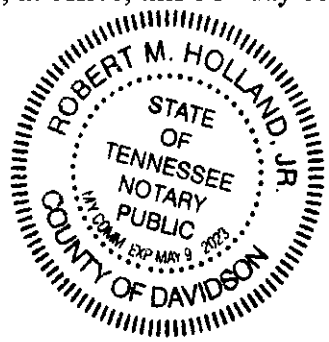
Elm Hill Pike Investors, LLC

By: _____
C. Palmer Pillans, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, C. Palmer Pillans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of Elm Hill Pike Investors, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Secretary, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as Secretary of Elm Hill Pike Investors, LLC

Witness my hand, at office, this 31st day of December, 2020.



Notary Public

My commission expires: May 9, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,051,763.12 and no other monetary consideration.

AFFIANT

Subscribed and sworn to before me, this 31st day of December, 2020.

NOTARY PUBLIC

My Commission Expires: May 9, 2023

EXHIBIT A

PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF METROPOLITAN INDUSTRIAL PARK, SECTION 6, AS OF RECORD IN BOOK 3842, PAGE 178, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY MARGIN OF ELM HILL PIKE AND THE SOUTHEASTERN CORNER OF THE JACKSON COURTYARD & JOHNSTON CONCRETE PROPERTY, AS OF RECORD IN INSTRUMENT NO. 20010228-0018822, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(1) THENCE ALONG ELM HILL PIKE, S 21 DEGREES, 25 MINUTES, 06 SECONDS W, 227.00 FEET TO A CONCRETE MONUMENT;

(2) THENCE LEAVING ELM HILL PIKE N 70 DEGREES, 46 MINUTES, 00 SECONDS W, 299.76 FEET TO AN IRON PIN;

(3) THENCE N 21 DEGREES, 21 MINUTES, 41 SECONDS EAST, 238.24 FEET TO AN IRON PIN;

(4) THENCE S 68 DEGREES, 37 MINUTES 04 SECONDS EAST, 299.78 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ELM HILL PIKE INVESTORS, LLC, BY SPECIAL WARRANTY DEED FROM PFL INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20181003-0098349, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.