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# 569629 DEEDQC
02/05/2021 03:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210205-0017254

ADDRESS NEW OWNER:
SHM Holdings, LLC
3212 West End Avenue, Suite 403
Nashville, TN 37203

SEND TAX BILL TO:
SAME

MAP-PARCEL NO.:
092-12-0-251.00

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 **SHM HOLDINGS, LLC**, a Tennessee limited liability company (the "Grantee"), its successors 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 improved property located at 1801 State Street, Nashville, Davidson County, Tennessee 37203.

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 5th day of February, 2021.

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 4th day of February, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 5-8-2022

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

4826-5496-2138

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me
this 5th day of February, 2021.

Notary Public

My Commission Expires: 7/9/2022

TERESA KERSEY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

4826-5496-2138

EXHIBIT A

Property Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 187 AND 188, AS SHOWN ON THE MAP ENTITLED PLAN OF THE BOYD HOME TRACT, OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE FULLY DESCRIBED ACCORDING TO AN ALTA/NSPS LAND TITLE SURVEY, BY TIMOTHY MARK DONLON, TENNESSEE REGISTERED LAND SURVEYOR NO.2297, :AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE INTERSECTION OF 18TH AVENUE NORTH AND HUBBS ALLEY ALSO BEING THE SOUTHEASTERN MOST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE LEAVING 18TH AVENUE NORTH COMMENCING WITH THE NORTHERLY MARGIN OF HUBBS ALLEY S 59°07'13"W 100.00' TO A MAGNETIC NAIL SET;

THENCE LEAVING SAID ALLEY RIGHT-OF-WAY N 30°54'44" W 170.00' TO AN MAGNETIC NAIL SET IN THE SOUTHERLY MARGIN OF STATE STREET;

THENCE WITH SAID RIGHT-OF-WAY N 59°07'14" E 100.00' TO AN IRON PIN SET IN THE INTERSECTION OF STATE STREET AND 18TH AVENUE NORTH;

THENCE WITH 18TH AVENUE NORTH S 30°54'44" E 170.00' TO THE POINT OF BEGINNING.

CONTAINING 17,000.00 SF OR 0.39 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO H. G. HILL REALTY COMPANY BY DEEDS OF RECORD IN BOOK 4989, PAGE 484, AND IN BOOK 10115, PAGE 634, SAID REGISTER'S OFFICE.

True Copy Certification

I, Melissa Foster, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Foster

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Melissa Foster, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brandy Gomaz

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

