Karen Johnson Davidson County
Batch# 574950 DEEDQC
02/22/2021 01:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210222-0021105

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

ADDRESS NEW OWNER:
Regions Bank
Corporate Real Estate
250 Riverchase Parkway East
Third Floor
Birmingham, Alabama 35244

SEND TAX BILL TO:
SAME

MAP-PARCEL NO.:
082-13-0-151.00

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 **REGIONS BANK**, an Alabama state banking corporation (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 1200 Rosa L Parks Boulevard, Nashville, Davidson County, Tennessee 37208.

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 16th 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 12th day of February, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 03/08/2021

KEITH S. BREWER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 08, 2021

4832-4234-4155

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~) Williamson

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

AFFIANT

Subscribed and sworn to before me
this 17th day of February, 2021.

Notary Public

My Commission Expires: 10-14-22

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY STEVEN DAVENPORT

4832-4234-4155

202102220021105

EXHIBIT A

BEING THE SAME PROPERTY AS DESCRIBED BY EXHIBIT A DESCRIPTION, UPDATED TO CLARIFY BEARINGS AND DISTANCES RELATIVE TO A STATE PLANE COORDINATE SYSTEM THE PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS RELATIVE TO TN STATE PLANE COORDINATES NORTH AMERICAN HORIZONTAL DATUM 1983:

TRACTS 1, 2, & 3 OF INSTRUMENT 20120530-0046681

BEGINNING AT A SET ¾' PIPE AND ID CAP IN THE APPARENT EAST MARGIN OF ROSA PARKS BOULEVARD AT THE NORTHWEST CORNER OF THIS DESCRIBED PROPERTY AND THE SOUTHWEST CORNER OF PROPERTY OWNED BY CARL AND ANN PETERS AS RECORDED IN INSTRUMENT QC-20120106 0001846, SAID SET PIPE HAVING TN STATE PLANE COORDINATES OF N=671061.12' E=1734791.66' (NAD 83 DATUM)

THENCE WITH PETERS SOUTH LINE AND NORTH LINE OF DESCRIBED TRACT NORTH 63 DEGREES 12 MINUTES 52 SECONDS EAST FOR 150.00' TO A SET MAGNAIL IN THE WEST MARGIN OF A PLATTED 10' ALLY

THENCE WITH SAID MARGIN OF ALLEY SOUTH 26 DEGREES 47 MINUTES 08 SECONDS EAST FOR 184.94' TO A SET MAGNAIL AT THE SOUTHEAST CORNER OF THIS DESCRIBED PROPERTY IN THE APPROXIMATE CENTER OF AN EXISTING INGRESS EGRESS DRIVEWAY AND AT THE NORTH LINE OF THE IMPROVED MADISON STREET

THENCE WITH IMPROVED BACK OF SIDEWALK OF MADISON STREET
SOUTH 73 DEGREES 11 MINUTES 55 SECONDS WEST FOR 133.46' TO A SET ¾" PIPE AND ID CAP AT A POINT OF CURVATURE

THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 22.88 FEET, A RADIUS OF 28.69', AND A CHORD BEARING OF NORTH 83 DEGREES 14 MINUTES 04 SECONDS WEST FOR 22.28' TO THE END OF CURVE

THENCE WITH THE EAST MARGIN OF ROSA PARKS BOULEVARD NORTH 26 DEGREES 47 MINUTES 08 SECONDS WEST FOR 149.49' TO THE POINT OF BEGINNING CONTAINING 25,709 SQUARE FEET OR 0.590 ACRES.

Being a portion of the same property conveyed to H.G. Hill Realty Company, LLC, a Tennessee limited liability company by General Warranty Deed of record in Instrument No. 20120530-0046681, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

My commission expires: 4/21/2024

Notary's Signature

Notary's Seal (is on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY