This Instrument Prepared by:
L. Gino Marchetti, Jr.
Taylor, Pigue, Marchetti & Blair, PLLC
2908 Poston Avenue
Nashville, TN 37203-1312
(615) 320-3225

Register's Stamp/Sticker

Karen Johnson Davidson County
Batch# 615140 **DEEDQC**
04/14/2021 03:59:58 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210414-0049981

Map/Parcel Nos.:
129 00 0 017.00

New Owner & Send Tax Bills to:
Mary, Queen of Angels, Inc.
32 White Bridge Pike
Nashville, TN 37205-1442

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that, on this the 9th day of April, 2021, **St. Henry's Property Development, Inc., Grantor,** for and in consideration of Zero Dollars ($0.00), does hereby bargain, sell, release, quitclaim and convey unto **Mary, Queen of Angels, Inc., Grantee,** all right, title and interest in the following described real estate located in the County of Davidson, State of Tennessee, to wit:

Being a tract of land lying in Davidson County, Tennessee, also known as part of Lot 3, Phase 1-D Fifth Revision, The Cloister at St. Henry, as of record in Plat Book 6250, Page 979, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an existing concrete monument at the intersection of the southerly right-of-way line of U.S. Highway 70 South, 150 feet in width, and a corner common with Lot 1, said Phase 1-D Fifth Revision, The Cloister at St. Henry, said concrete monument lying south 61 deg. 29 min. 00 sec West, 1147.08 feet from the intersection of the southerly right-of-way line of U.S. Highway 70 South and the westerly right-of-way line of Vaughns Gap Road, 60 feet in width;

Thence leaving the southerly right-of-way line of U.S. Highway 70 South with the westerly property line of Lot 1, South 55 deg. 55 min. 49 sec. East, 391.93 feet to an existing iron rod;

Thence south 16 deg. 00 min. 00 sec. West, 176.50 feet to the POINT OF BEGINNING;

Thence south 15 deg. 48 min. 13 sec. West, 165.49 feet to an existing iron rod at a corner common with Lot 2, said Phase 1-D Fifth Revision, The Cloister at St. Henry;

Thence with the northerly property line of Lot 2, South 56 deg. 48 min. 23 sec. West, 166.63 feet to an iron rod set; thence North 80 deg. 12 min. 41 sec. West, 159.17 feet to an existing iron rod;

Thence North 38 deg. 58 min. 11 sec. West, 180.50 feet to an iron rod set;

Thence North 02 deg. 09 min. 45 sec. East, 33.40 feet to an existing iron rod;

Thence North 24 deg. 06 min. 53 sec. East 127.21 feet to an existing iron rod at a corner common with Edward U. Kmiec (Bishop), as of record in Deed Book 9189, Page 869, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Edward U. Kmiec (Bishop), North 84 deg. 57 min. 37 sec. East, 154.73 feet to an existing iron rod;

Thence South 72 deg. 00 min. 38 sec. East, 37.70 feet to an existing iron rod;

Thence North 63 deg. 22 min. 57 sec. East 124.73 feet to an existing iron rod;

Thence South 26 deg. 01 min. 34 sec. East, 120.02 feet to an existing iron rod;

Thence South 70 deg. 56 min. 51 sec. East 50.24 feet to the POINT OF BEGINNING, containing 115,839 square feet (2.659 acres more or less);

Being the same property conveyed to St. Henry Property Development, Inc. as of record in Instrument No. 20021212-0153438 at the Register's Office for Davidson County, Tennessee.

Also included in this conveyance is an easement for ingress and egress over a certain portion of St. Luke Drive between Harding Road and U.S. 70 South and the southeast surveyor's point on the line identified as centerline number 55 degrees 47 minutes 41 seconds east 82.91, as shown on the "as built" survey of Brookmeade Healthcare Center, Inc. prepared by Dale and Associates, January 12, 1993. Also included in this conveyance is the license to maintain a highway sign advertising the name of the Nursing Home, said sign being presently located on land fronting Highway 70 belonging to Grantor. Grantee is also given the right to make such repairs and replacements as Grantee or its assignee shall from time to time deem necessary for so long as any lease of this subject property is in effect.

This property is improved property known as 1000 St. Luke Drive, Nashville, TN 37205.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS ALSO SUBJECT TO THE CODE OF CANON LAW AND THE STATUTES AND NORMS OF THE CATHOLIC DIOCESE OF NASHVILLE.

WITNESS my hand this 9th day of April, 2021.

ST. HENRY'S PROPERTY DEVELOPMENT, INC.

By: _____
Dan Sprouse, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for Davidson County, Tennessee, Dan Sprouse, with whom I am personally acquainted (or is identified upon basis of satisfactory evidence presented to me), and who, upon oath, acknowledged himself to be the President of St. Henry's Property Development, Inc., and that as such President of St. Henry's Property Development, Inc., he executed the forgoing instrument for the purposes therein contained, having been fully authorized to do so, by signing his name as President of St. Henry's Property Development, Inc.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 9th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 11-8-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater, for this transfer is $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 11-8-2022