Karen Johnson Davidson County
Batch# 678596 DEEDQC
07/16/2021 03:07:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210716-0096059

| This instrument prepared by: | Return Recorded Document to: |
|---|---|
| Alexander Ricks PLLC<br>1420 E. 7th Street, Suite 100<br>Charlotte, NC 28204 | Alexander Ricks PLLC<br>1420 E. 7th Street, Suite 100<br>Charlotte, NC 28204 |

| New Owner: | Send Tax Bills To: | Map & Parcel: |
|---|---|---|
| 625 Hamilton LP<br>1420 E. 7th Street, Suite 150<br>Charlotte, NC 28204 | **Same** | Map/Parcel: 105 06 0 316.00<br>and 105 06 0 315.00<br>and 105 06 0 317.00<br>and 105 06 0 318.00<br>and 105 06 0 319.00<br>and 105 07 0 240.00<br>and 105 06 0 313.00<br>and 105 07 0 310.00<br>and 105 06 0 349.00<br>and 105 07 0 309.00 |

## QUITCLAIM DEED

**THE STATE OF TENNESSEE**

**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF DAVIDSON**

HAMILTON & MOORE, L.P., a Tennessee limited partnership (a portion of title was taken erroneously by Hamilton Moore Partnership) (called "Grantor"), in consideration of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration in hand paid by to 625 HAMILTON LP, a Delaware limited partnership, whose address is 1420 E. 7th Street, Suite 150, Charlotte, NC 28204 (called "Grantee"), the receipt and sufficiency of which are acknowledged and confessed, has bargained, sold, remised, released and QUITCLAIMED, and by these presents does bargain, sell, remise, release and QUITCLAIMS unto Grantee, all of its right, title and interest in and to the real property in Davidson County, Tennessee, described on Exhibit A attached hereto and made a part hereof for all purposes, together with (i) all and singular, all of Grantor's right, title and interest in all rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining thereto, including all of Grantor's right, title and interest in any land lying in the bed of any streets, roads or avenues opened or proposed, in front of or adjoining such premises, to the center line thereof and to any unpaid awards for any taking by condemnation or any damage to the Property by reason of a changes of grade of any streets or highways, (ii) all of Grantor's right, title and interest in all improvements and buildings on such real property, and (iii) all of Grantor's right, title and interest in all fixtures affixed or attached to, or situated upon, or acquired or used in connection therewith (said real property, together with such rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the "Property").

**GRANTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO TITLE OF THE PROPERTY CONVEYED HEREUNDER.**

[SIGNATURE ON FOLLOWING PAGE]

This July 6, 2021.

Edmond R. Queen, Individually and General Partner

Joshua W. Queen, Individually and Limited Partner

Daniel V. Queen, Individually and Limited Partner

Nathan R. Queen, Individually and Limited Partner

Abigail J. Queen, Individually and Limited Partner

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Edmond R. Queen**, Joshua W. Queen, Daniel V. Queen, Nathan R. Queen, and Abigail J. Queen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the within named bargainor, and that he/she executed the foregoing instrument for the purpose therein

Witness my hand and official seal in Nashville, Tennessee, this 6th day of July 2021.

Notary Public

My Commission Expires:

12-19-2021

Greg Henry
State of Tennessee Notary Public
Rutherford County
My Commission Expires December 19, 2023

STATE OF Tennessee

COUNTY OF Williamson

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

Dana B. Smith
Affiant

Subscribed and sworn to before me this 14 day of July, 2021.

Lisa Farris
Notary Public

My Commission Expires: 08-24-2024

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

**EXHIBIT A**

**PROPERTY**

LAND in Davidson County, Tennessee, being described in greater detail as follows:

Tract I:

BEGINNING AT AN IRON PIN FOUND IN THE SOUTHERLY MARGIN OF HAMILTON AVENUE AT THE NORTHWESTERLY POINT OF THAT CERTAIN PARCEL OF LAND NOW OR FOMERLY OWNED BY ROBERT AND GWENDOLYN ANN COLLINS HAVING TAX MAP 105-07, PARCEL 241.00 BY VESTING DEED RECORDED IN QC-20090202-0008714;
THENCE LEAVING SAID RIGHT-OF-WAY S07°08'13"W 162.35' TO AN IRON PIN FOUND IN THE ALLEY #1806;
THENCE WITH SAID ALLEY N82°38'17"W 100.00' TO A MAGNETIC NAIL SET IN HAGAN STREET;
THENCE WITH SAID RIGHT-OF-WAY N07°07'24"E 162.29' TO A MAGNETIC NAIL FOUND IN THE SOUTHERLY MARGIN OF HAMILTON AVENUE;
THENCE WITH SAID RIGHT-OF-WAY S82°40'13"E 100.04' TO THE POINT OF BEGINNING.
CONTAINING 16,234.80 SF 0.37 ACRES MORE OR LESS.

Tract II:

BEGINNING AT AN IRON PIN FOUND IN THE NORTHERLY MARGIN OF MOORE AVENUE LOCATED AT THE SOUTHWESTERLY POINT OF THAT CERTAIN PARCEL OF LAND NOW OR FOMERLY OWNED BY GMAT HOLDINGS, GP HAVING TAX MAP 105-07, PARCEL 308.00 BY VESTING DEED RECORDED IN DB-20110131-0008673;
THENCE WITH SAID RIGHT-OF-WAY N82°36'50"W 601.73' TO AN IRON PIN FOUND;
THENCE LEAVING SAID RIGHT-OF-WAY N03°28'08"E 154.71' TO AN IRON PIN FOUND;
THENCE S82°42'39"E 451.94' TO AN IRON PIN SET IN THE WESTERLY RIGHT-OF-WAY OF HAGAN STREET;
THENCE WITH SAID RIGHT-OF-WAY S07°07'50"W 7.34' TO AN IRON PIN SET IN THE SOUTHERLY RIGHT-OF-WAY OF ALLEY #1806;
THENCE WITH ALLEY #1806 S82°42'38"E 161.21' TO AN IRON PIN FOUND;
THENCE LEAVING SAID ALLEY S07°43'45"W 148.05' TO THE POINT OF BEGINNING.
CONTAINING 92,898.89 SF 2.13 ACRES MORE OR LESS.

ALL AS SHOWN ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY PREPARED BY DONLON LAND SURVEYING, LLC DATED MARCH 2, 2020, JOB NO. 220011.

Being a portion of the same property conveyed to: Hamilton & Moore, L.P., a Tennessee Limited Partnership, by Warranty Deed of record in Book 11010, Page 750; Hamilton & Moore, L.P., a Tennessee Limited Partnership, by Quitclaim Deed of record in Book 11227, Page 733; HAMILTON MOORE PARTNERSHIP, by Warranty Deed of record in Book 10817, Page 817; HAMILTON & MOORE, L.P., a Tennessee Limited Partnership, by Quitclaim Deed of record in Book 8829, Page 911; HAMILTON & MOORE, L.P., a Tennessee limited partnership, by Quitclaim Deed of record in Instrument No. 20151020-0106434; HAMILTON & MOORE, L.P., a Tennessee limited partnership, by Quitclaim Deed of record in Instrument No. 20151020-0106447; and HAMILTON & MOORE, L.P., a Tennessee Limited Partnership, by Quitclaim Deed of record in Book 8829, Page 913; and by Warranty Deed of record in Book ___, Page ___, in the Register's Office of Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 6, 2021 (date of document).

Heather Wood
Affiant Signature

July 6, 2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6th day of July, 2021.

Brina Mathis
Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY