Karen Johnson Davidson County
Batch# 684793 DEEDQC
07/27/2021 03:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210727-0101090

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
HTC Partners c/o Brookside Properties, Inc. 2002 Richard Jones Road Suite -200 C Nashville, Tennessee 37215	Tax Map/Parcels: 13102010200	Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (apc) 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **ENGLISH MALLORY REAL ESTATE, LLC**, a Tennessee limited liability company (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to **HTC PARTNERS**, a Tennessee general partnership (the "Grantee"), its successors, heirs and assigns, all that tract of parcel of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by references (the "Property").

This is improved property located at 4106 Hillsboro Pike, Nashville, Davidson County, Tennessee, 37215.

This Property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me this 22 day of July, 2021.

Notary Public
My Commission Expires: 09-09-2025

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 22nd day of July, 2021.

GRANTOR:

ENGLISH MALLORY REAL ESTATE, LLC,
a Tennessee limited liability company

By: _____
David P. Crabtree, Managing Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that he is the Managing Member of English Mallory Real Estate, LLC, a Tennessee limited liability company the bargainor, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of said limited liability company by signing his name as the Managing Member of said limited liability company.

WITNESS my hand, at office, this 22 day of July, 2021.

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC

My Commission Expires: 07-07-2025

202107270101090

Exhibit A
Legal Description

A triangular tract of land in the 15th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of Lot 74 as shown on the Final Plat entitled "Colonial Heights" of record in Plat Book 1130, page 102, Register's Office for Davidson County (R.O.D.C.), Tennessee and being more particularly described as follows:

Beginning at a P.K. nail (old) in the northwesterly right-of-way of Alley No. 1710 (20-foot right-of-way), the southern most corner of Tract 1 as shown on the Final Plat entitled "4104 Complex" of record in Plat Book 5800, page 9, R.O.D.C., Tennessee; thence, with said right-of-way, South 41 degrees 30 minutes 29 seconds West, 132.55 feet to a P.K. nail (old) in the easterly line of the Payne Center, LLC property of record in Book 10753, page 830, R.O.D.C., Tennessee; thence, with said Payne Center, in part, and the easterly line of the Hillsboro Road Retail Partners, LLC property of record in Instrument Number 20050104-0000989, R.O.D.C., Tennessee, North 19 degrees 50 minutes 10 seconds West, 274.90 feet to a P.K. nail (old) , a westerly corner of said Tract 1, 4104 Complex; thence, with said Tract 1, South 48 degrees 39 minutes 53 seconds East, 241.23 feet to the point of beginning and containing 15,988 square feet or 0.37 acres, more or less, as described on the survey dated July 30, 2007, last revised August 6, 2007, by Christopher J. Mabery, RLS No. 2483, of Ragan-Smith-Associates, Inc.

Together with a 12 foot wide easement across the SW corner of property conveyed by Janet Bethurum Jordan and husband, Ray Jordan, to James S. Fowler, dated June 29, 1951, of record in Book 2012, page 166, Registers Office of Davidson County, Tennessee, said easement running from Hillsboro Road along the Primm property line to the remaining portion of Lot No. 74 (the property herein conveyed), for the purpose of ingress and egress thereto and also for a water main, which is located on said easement strip, all as reserved in the above described instrument of record in Book 2012, page 166, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to ENGLISH MALLORY REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deeds from GLENDA S. VOSS, TRUSTEE OF THE FERRELL LIVING TRUST, dated October 5, 2007, of record in Instrument No. 20071010-0120613 and Instrument No. 20071010-0120614, said Register's Office.

Certificate of Authenticity

I, Melissa Foster, do hereby make oath that I am 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 7/26/2021.
Date

Melissa Foster
Affiant Signature

7/26/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of July, 2021.

Brandy Gomaz
Notary's Signature

My Commission Expires: 5-5-25
Date

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY