Karen Johnson Davidson County
Batch# 711241 DEEDQC
09/08/2021 09:02:55 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210908-0119967

Prepared by:

Bobo, Hunt & White
111 N. Spring St., Suite 202
Shelbyville, TN 37160

Information contained in this Deed was furnished by the parties.

This Deed prepared without benefit of title examination.

Tax Responsibility:

PT Properties of Shelbyville, LP
- OWNER
P. O. Box 2153
Shelbyville, TN 37162

Map and Parcel:
18300016400 (Lot 1)
18300013200 (Lot 2)

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, ***HODGES INVESTMENT PROPERTIES, L.P.***, has this day bargained and sold and does hereby quitclaim and convey unto ***PT PROPERTIES OF SHELBYVILLE, LP***, its successors and assigns, all right, title, claim, and interest it has in certain real estate lying and being in Davidson County, Tennessee, more particularly described as follows:

LAW OFFICES
BOBO, HUNT & WHITE
111 N. SPRING ST.
SUITE 202
P.O. BOX 169
SHELBYVILLE, TN 37162

TRACT NO. 1: Being Lot No. 1 on the Plan of Guinn Subdivision, of record in Plat Book 7900, page 305, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

TRACT NO. 2: Being Lot No. 2 on the Plan of Guinn Subdivision, of record in Plat Book 7900, page 305, Register's Office, Davidson

County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Hodges Investment Properties, LP, by Warranty Deed from James F. Digby, dated November 28, 2011, of record in Instrument No. 20111201-0093394, Register's Office of Davidson County, Tennessee.

This is improved property known as 1500 Heil Quaker Boulevard, and 1121 Firestone Parkway, Lavergne, Davidson County, Tennessee.

The above property is subject to:

1. All matters shown on Plan of Guinn Subdivision, a plat of which is of record in Book 7900, page 305, Register's Office of Davidson County, Tennessee.

2. Water and sewer line easements of record in Easement Deed and Conveyance of Water-Sewer Facilities of record in Book 4699, page 585, Register's Office of Davidson County, Tennessee.

3. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 5953, page 840, Register's Office of Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 5063, page 843, Register's Office of Davidson County, Tennessee.

5. Right-of-Way Easement to Colonial Pipeline Company of record in Book 3616, page 439, Register's Office of Davidson County, Tennessee.

LAW OFFICES
BOBO, HUNT & WHITE
111 N. SPRING ST.
SUITE 202
P.O. BOX 169
SHELBYVILLE, TN 37162

WITNESS, this 1st day of September, 2021.

HODGES INVESTMENT PROPERTIES, L.P.

BY _____

G. Tommy Hodges, Chief Manager of Hodges Properties Management, LLC, General Partner of Hodges Investment Properties, L.P.

STATE OF TENNESSEE,
COUNTY OF BEDFORD.

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared ***G. TOMMY HODGES***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be ***CHIEF MANAGER*** of ***HODGES PROPERTIES MANAGEMENT, LLC***, the General Partner of ***HODGES INVESTMENT PROPERTIES, L.P.***, the within named bargainor, a limited partnership, and that he, as such ***CHIEF MANAGER*** of ***HODGES PROPERTIES MANAGEMENT, LLC***, the General Partner of ***HODGES INVESTMENT PROPERTIES, L.P.***, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Shelbyville, Tennessee, this 1st day of September, 2021.

Ashley M. Davenport
Notary Public

My commission expires: 4/5/2025

ASHLEY M. DAVENPORT
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

LAW OFFICES
BOBO, HUNT & WHITE
111 N. SPRING ST.
SUITE 202
P.O. BOX 169
SHELBYVILLE, TN 37162

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 2nd day of September, 2021.

Notary Public or Register

My commission expires: 10-06-2024

JUDY STONE
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

N:\Our Docs\Hodges, Tommy - 11,500\Hodges Investment Properties, L. P\09-02-21 QC Deed - hodges invest prop lp to pt prop-davidson.docx/js

LAW OFFICES
BOBO, HUNT & WHITE
111 N. SPRING ST.
SUITE 202
P.O. BOX 169
SHELBYVILLE, TN 37162