Karen Johnson Davidson County
Batch# 725000 DEEDQC
09/28/2021 09:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210928-0129846

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Wedgewood Realty Company, LLC 1730 Leeville Road Lebanon, TN 37090	Same	10510007300

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **J. WAYNE HARDY**, and wife, **JEAN HARDY** (collectively, the "Grantor") hereby quitclaim and convey to **WEDGEWOOD REALTY COMPANY, LLC**, a Tennessee limited liability company and its successors and assigns, all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This is improved property known as 656 Wedgewood Ave, Nashville, TN 37203.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 24 day of September, 2021.

J. WAYNE HARDY

JEAN HARDY

STATE OF TENNESSEE)

COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, J. Wayne Hardy, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of September, 2021.

Notary Public

AMY BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:

2/9/2025

STATE OF TENNESSEE)

COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Jean Hardy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of September, 2021.

Notary Public

AMY BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:

2/9/2025

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 24th day of September, 2021.

LESLEE G. ROSE
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

Notary Public

My Commission Expires:

8 Nov 2022

Exhibit A

Land in Davidson County, Tennessee, being a portion of Lot 11 and Lot 16, on the Plan of the Joseph W. Horton Property, as of record in Plat Book No. 1, page 44, Chancery Court for said County described as follows:

Beginning at an iron pin corner at the intersection of the north right-of-way line of Wedgewood Avenue and the east right-of-way line of CSX Railroad; thence with the east right-of-way line of CSX Railroad, north 14 deg. 42 min. 03 sec. west, 850.20 feet to an iron pin at the intersection of the east right-of-way line of CSX Railroad and the south right-of-way line of Southgate Avenue; thence with the south right-of-way line of Southgate Avenue south 88 deg. 30 min. 00 sec. east, 458.67 feet to an iron pin; thence south 00 deg. 05 min. 28 sec. west passing a corner with Union Financial Corporation at 12.38 feet a total distance of 816.93 feet to an iron pin corner common with Union Financial Corporation in the north right-of-way line of Wedgewood Avenue; thence with the north right-of-way line of Wedgewood Avenue north 88 deg. 26 min. 38 sec. west 241.55 feet to the point of beginning, containing 285,871 square feet, (6.56 acres more or less).

BEING THE SAME property conveyed to Grantor by deed from Bond, Chadwell Company, of record in Book 7736, page 599, Register's Office for Davidson County, Tennessee.

31530257.1

Tennessee Certification of Electronic Document

I, Aubrey Burns, 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 September 24, 2021 (date of document).

Aubrey Burns
Affiant Signature

September 24, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of September, 2021.

Lucretia Albert
Notary's Signature

MY COMMISSION EXPIRES: 1-3-23

NOTARY'S SEAL

