Box 36
(2)

QUITCLAIM DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF SEPTEMBER, 2021.

NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 728196 DEEDQC
10/01/2021 08:14:05 AM 6 pgs
Fees: $32.00 Taxes: $0.00

20211001-0131964

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33779.PFD

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Q & A Holdings, G.P. 45 Annandale Nashville, TN 37215	SAME ADDRESS AS NEW OWNER	092-8-306 092-8-309 092-8-368 092-12-330 092-8-293 092-8-292 092-8-291

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Jack C. Wilder **("Grantor")**, by these presents, quitclaims, grants and conveys unto Q & A Holdings, G.P., a Tennessee general partner **("Grantee")**, his heirs and/or assigns, all his right, title and interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

See Exhibit "A" attached hereto

FOR INFORMATION PURPOSES ONLY
Property Address: 15th Ave. N, Hynes St. & McMillin St., Nashville, TN

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 28th day of September, 2021.

Jack C. Wilder

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 28th day of September, before me personally appeared Jack C. Wilder, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

My commission expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

EXHIBIT "A"

Land in Davidson County, Tennessee described as follows:

Tract I

Being Lots 12, 13, 14 and 15 on the Governor McMillin Plan of the Old State Prison Lands in Nashville, as of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee.

Tract II

Being a tract of land in Nashville, Davidson County, Tennessee, said tract being Lots 28, 29, 30 and part of 31 on the Governor McMillin Plan of the Old State Prison Lands in Nashville, as of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee and being more particularly described as follows;

Beginning at a Magnetic Nail (old) on the eastern margin of McMillin Avenue (40' ROW) at the common corner of Lots 27 & 28 on said subdivision plat, thence leaving said eastern margin and with the common line of said Lots 27 & 28 North 49 degrees 05 minutes 53 seconds East for 100.00 feet to a ½" Iron Rod (old) on the western margin of Alley #371 (12' ROW);

Thence leaving said Lot 27 and with said western margin South 41 degrees 02 minutes 34 seconds East for 213.76 feet to a Iron Rod capped Elliott at the northwest intersection of said Alley #371 and Hynes Street (50' ROW), said Rod also being the southeast corner of said Lot 31;

Thence leaving said Alley #371 and with the northern margin of said Hynes Street South 59 degrees 11 minutes 07 seconds West for 39.78 feet to a ½" Iron Rod capped Elliott, said Rod being the southeast corner of the O.I.C. Homes at 300 McMillin Street property as of record in MA-20171030 0111071, Register's Office for Davidson County, Tennessee;

Thence leaving said northern margin and with the eastern line of said O.I.C. Homes at 300 McMillin Street property North 40 degrees 32 minutes 55 seconds West for 55.91 feet to a ½" Iron Rod (old) on the common line of said Lots 30 & 31;

Thence with the northern line of said O.I.C. Homes at 300 McMillin Street property South 48 degrees 47 minutes 05 seconds West for 61.33 feet to a ½" Iron Rod capped Elliott on said eastern margin of McMillin Avenue, said Rod also being the common corner of said Lots 30 & 31;

Thence leaving said Lot 31 and with said eastern margin of McMillin Avenue North 41 degrees 02 minutes 34 seconds West for 151.22 feet to the point of beginning, said tract of land herein described containing 0.399 acres more or less, and being according to a boundary survey performed by Clint Elliott Survey dated 02-20-2020, Jason A. Garrett, TN RLS # 2831.

311 15th Avenue North, Map 92-8-00, Parcel 306.00

Being the same property conveyed to Mildred A. Wilder by Deed from Spruce Street Baptist Church, Inc. of record in Book 6072, page 463, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Wilder Properties, Ltd. by Quitclaim Deed from Millie A. Wilder and Wilbur C. Wilder of record in Book 7452, page 580, in said Register's Office. The said Millie A. Wilder being one and the same person as Mildred A. Wilder and Wilbur C. Wilder being one and the same person as W. C. Wilder.

Being the same property conveyed to Wilbur C. Wilder and Mildred A. Wilder by Quitclaim Deed from Wilder Properties, Ltd. of record in Book 10581, page 986, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jack Wilder by Quitclaim Deed from Wilbur C. Wilder and Mildred A. Wilder of record in Book 10581, page 988, in said Register's Office.

Being the same property conveyed to Wilder Development Company by Quitclaim Deed from Wilder Properties, Ltd., Wilbur C. Wilder, Mildred A. Wilder and Jack Wilder of record as Instrument No. 19991229-0308688 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jack C. Wilder and Wilder Properties, Ltd., L. P., a Tennessee limited partnership, by Quitclaim Deed from Wilder Development Company, a Tennessee General Partnership, of record as Instrument No. 20040902-0106362 in said Register's Office.

Being the same property conveyed to Jack C. Wilder by Quitclaim Deed from Wilder Properties, Ltd., L. P., a Tennessee limited partnership, of record as Instrument No. 20040902-0106363 in said Register's Office.

307 15th Avenue North, Map 092-08-00, Parcel 309

Being the same property conveyed to W. C. Wilder and J. S. Wilder by Deed from Pauline Collins of record in Book 4346, page 885, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. C. Wilder by Deed from Anie T. Wilder, widow and sole devisee and legatee under the Last Will and Testament of James S. Wilder, and Wilbur C. Wilder, as the duly qualified Executor of the Last Will and Testament of James S. Wilder, of record in Book 4903, page 386, in the Register's Office for Davidson County, Tennessee. The said J. S. Wilder being one and the same person as James S. Wilder.

Being the same property conveyed to Wilder Development Company by Quitclaim Deed from Wilder Properties, Ltd., Wilbur C. Wilder, Mildred A. Wilder and Jack Wilder of record as Instrument No. 1999122-0308688 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jack C. Wilder and Wilder Properties, Ltd., L. P., a Tennessee limited partnership, by Quitclaim Deed from Wilder Development Company, a Tennessee General Partnership, of record as Instrument No. 20040902-0106362 in said Register's Office.

Being the same property conveyed to Jack C. Wilder by Quitclaim Deed from Wilder Properties, Ltd., L. P., a Tennessee limited partnership, of record as Instrument No. 20040902-0106363 in said Register's Office.

301 15th Avenue North, Map 092-08-00, Part of Parcel 368.00

Being the same property conveyed to W. C. Wilder and J. S. Wilder by Deed from Eloise Timothy Kuhn, Aileen Timothy Wrenne, Joseph M. Timothy, Ann Timothy Coleman, Margaret Timothy and Julia Timothy Craven of record in Book 4325, page 444, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. C. Wilder by Deed from Anie T. Wilder, widow and sole devisee and legatee under the Last Will and Testament of James S. Wilder, and Wilbur C. Wilder, as the duly qualified Executor of the Last Will and Testament of James S. Wilder, of record

in Book 4903, page 386, in the Register's Office for Davidson County, Tennessee. The said J. S. Wilder being one and the same person as James S. Wilder.

Further being part of the same property conveyed to Wilder Properties, Ltd. by Quitclaim Deed from Millie A. Wilder and Wilbur C. Wilder of record in Book 7452, page 580, in said Register's Office. The said Millie A. Wilder being one and the same person as Mildred A. Wilder and Wilbur C. Wilder being one and the same person as W. C. Wilder.

Being the same property conveyed to Wilder Development Company by Quitclaim Deed from Wilder Properties, Ltd., Wilbur C. Wilder, Mildred A. Wilder and Jack Wilder of record as Instrument No. 19991229-0308688 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jack C. Wilder and Wilder Properties, Ltd., L. P., a Tennessee limited partnership, by Quitclaim Deed from Wilder Development Company, a Tennessee General Partnership, of record as Instrument No. 20040902-0106362 in said Register's Office.

Being the same property conveyed to Jack C. Wilder by Quitclaim Deed from Wilder Properties, Ltd., L. P., a Tennessee limited partnership, of record as Instrument No. 20040902-0106363 in said Register's Office.

301 15th Avenue North, Map 092-08-00, Part of Parcel 368.00

Being the same property conveyed to W. C. Wilder and J. S. Wilder by Deed from T. W. Wrenne and David P. Wrenne of record in Book 4325, page 442, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. C. Wilder by Deed from Anie T. Wilder, widow and sole devisee and legatee under the Last Will and Testament of James S. Wilder, and Wilbur C. Wilder, as the duly qualified Executor of the Last Will and Testament of James S. Wilder, of record in Book 4903, page 386, in the Register's Office for Davidson County, Tennessee. The said J. S. Wilder being one and the same person as James S. Wilder.

Further being part of the same property conveyed to Wilder Properties, Ltd. by Quitclaim Deed from Millie A. Wilder and Wilbur C. Wilder of record in Book 7452, page 580, in said Register's Office. The said Millie A. Wilder being one and the same person as Mildred A. Wilder and Wilbur C. Wilder being one and the same person as W. C. Wilder.

Being the same property conveyed to Wilder Development Company by Quitclaim Deed from Wilder Properties, Ltd., Wilbur C. Wilder, Mildred A. Wilder and Jack Wilder of record as Instrument No. 19991229-308688 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jack C. Wilder and Wilder Properties, Ltd., L. P., a Tennessee limited partnership, by Quitclaim Deed from Wilder Development Company, a Tennessee General Partnership, of record as Instrument No. 20040902-0106362 in said Register's Office.

Being the same property conveyed to Jack C. Wilder by Quitclaim Deed from Wilder Properties, Ltd., L. P., a Tennessee limited partnership, of record as Instrument No. 20040902-0106363 in said Register's Office.

1500 Hynes Street, Map 092-12-00, Parcel 330

Being the same property conveyed to Mildred A. Wilder by Deed from Alven S. Ghertner of record in Book 5237, page 957, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Wilder Properties, Ltd. by Quitclaim Deed from Millie A. Wilder and Wilbur C. Wilder of record in Book 7452, page 580, in said Register's Office. The said Millie A. Wilder being one and the same person as Mildred A. Wilder and Wilbur C. Wilder being one and the same person as W. C. Wilder.

Being the same property conveyed to Wilder Properties, G. P., a Tennessee General Partnership, by Quitclaim Deed from Wilder Properties, Ltd. of record as Instrument No. 19991228-0307540 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack C. Wilder by Quitclaim Deed from Wilder Properties, Ltd., L. P., a Tennessee limited partnership, of record as Instrument No. 20040902-0106363 in said Register's Office.

308 McMillin Street, Map 092-08-293.00

Being the same property conveyed to Mildred A. Wilder by Deed from Ruth Finkelstein of record in Book 6490, page 31, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Wilder Properties, Ltd. by Quitclaim Deed from Millie A. Wilder and Wilbur C. Wilder of record in Book 7452, page 580, in said Register's Office. The said Millie A. Wilder being one and the same person as Mildred A. Wilder and Wilbur C. Wilder being one and the same person as W. C. Wilder.

Being the same property conveyed to Wilder Properties, G. P., a Tennessee General Partnership, by Quitclaim Deed from Wilder Properties, Ltd. of record as Instrument No. 19991228-0307540 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack C. Wilder by Quitclaim Deed from Wilder Properties, Ltd., L. P., a Tennessee limited partnership, successor by conversion to Wilder Properties, G. P., a Tennessee General Partnership, of record as Instrument No. 20140625-0055752 in said Register's Office.

306 McMillin Street, Map 092-08-292.00

Being the same property conveyed to Mildred A. Wilder by Deed from S. K. Grayson and wife, Frances E. Grayson, of record in Book 6016, page 841, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Wilder Properties, Ltd. by Quitclaim Deed from Millie A. Wilder and Wilbur C. Wilder of record in Book 7452, page 580, in said Register's Office. The said Millie A. Wilder being one and the same person as Mildred A. Wilder and Wilbur C. Wilder being one and the same person as W. C. Wilder.

Being the same property conveyed to Wilder Properties, G. P., a Tennessee General Partnership, by Quitclaim Deed from Wilder Properties, Ltd. of record as Instrument No. 19991228-0307540 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack C. Wilder by Quitclaim Deed from Wilder Properties, Ltd., L. P., a Tennessee limited partnership, successor by conversion to Wilder Properties, G. P., a Tennessee General Partnership, of record as Instrument No. 20140625-0055752 in said Register's Office.

302 McMillin Street, Map 092-08-291.00

Being the same property conveyed to Mildred A. Wilder by Deed from Wayne Gower of record in Book 6265, page 598, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Wilder Properties, Ltd. by Quitclaim Deed from Millie A. Wilder and Wilbur C. Wilder of record in Book 7452, page 580, in said Register's Office. The said Millie A. Wilder being one and the same person as Mildred A. Wilder and Wilbur C. Wilder being one and the same person as W. C. Wilder.

Being the same property conveyed to Wilder Properties, G. P., a Tennessee General Partnership, by Quitclaim Deed from Wilder Properties, Ltd. of record as Instrument No. 19991228-0307540 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack C. Wilder by Quitclaim Deed from Wilder Properties, Ltd., L. P., a Tennessee limited partnership, successor by conversion to Wilder Properties, G. P., a Tennessee General Partnership, of record as Instrument No. 20140625-0055752 in said Register's Office.