2

This Instrument prepared by and after recording return to:

Bone McAllester Norton PLLC
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 731795 DEEDQC
10/08/2021 09:56:51 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211008-0135401

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
Mainland Acklen, LLC 118 16th Avenue South, Suite 230 Nashville, TN 37203	10412003400	Same as New Owner

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Karee L. Hamilton Hays, William Grayson Hamilton, and Patricia F. Hamilton Beverstein** (collectively, the "Grantor"), have bargained and sold, and by these presents hereby transfers, releases, relinquishes, quitclaims and conveys unto **Mainland Acklen, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtences, privileges, and easements, more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Property").

The Property is improved property known as 1906, 1908 and 1910 Acklen Avenue, Nashville, Davidson County, Tennessee 37212. The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

Dated effective this the 6th day of October 2021.

[Signature pages follow]

[Signature pages to Quitclaim Deed]

WITNESS this the 6th day of October, 2021.

GRANTOR:

By: _____
Patricia F. Hamilton Beverstein

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Charles Palmer Pillans IV, a Notary Public of said County and State, personally appeared Patricia F. Hamilton Beverstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing her name.

WITNESS my hand and seal at office this 5th day of October, 2021.

_____
NOTARY PUBLIC

My Commission Expires: May 5, 2025

CHARLES PALMER PILLANS, IV
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. MAY 5, 2025
DAVIDSON COUNTY

[Signature pages to Quitclaim Deed]

WITNESS this the 6th day of October, 2021.

GRANTOR:

By: _____
Karee L. Hamilton Hays

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Charles Palmer Pillans IV a Notary Public of said County and State, personally appeared Karee L. Hamilton Hays, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing her name.

WITNESS my hand and seal at office this 5th day of October, 2021.

_____
NOTARY PUBLIC

My Commission Expires: May 5, 2025

CHARLES PALMER PILLANS, IV
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. MAY 5, 2025
DAVIDSON COUNTY

[Signature pages to Quitclaim Deed]

WITNESS this the 6th day of October, 2021.

GRANTOR:

By: _____
William Grayson Hamilton

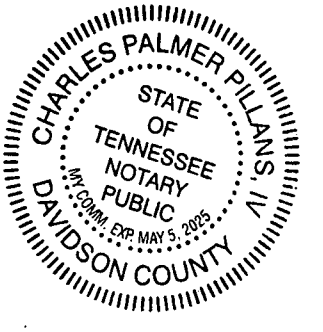
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Charles Palmer Pillans IV, a Notary Public of said County and State, personally appeared William Grayson Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing her name.

WITNESS my hand and seal at office this 5th day of October, 2021.

_____
NOTARY PUBLIC

My Commission Expires: May 5, 2025



[Affidavit to Quitclaim Deed]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 4th day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 5/5/25

CHRIS RAY BECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025

EXHIBIT A

Property Description

Being a tract of land lying in the 18th Council District of Davidson County, Nashville, Tennessee, and being portions of Lots 23 and 24 of Plan of Christopher and Kirkman's Addition as recorded in Plat Book 57, Page 158, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the north by the southern right of way (ROW) of Alley #917, bounded on the east by Lot 1 of Senior Citizens Building Corporation Property as recorded in Instrument Number 201410070092688, RODC, said Lot 1 being Senior Citizens Building Corp. as recorded in Book 4421, Page 795, RODC, bounded on the south by the northern ROW of Acklen Avenue, and bounded on the west by a portion of said Lot 24 of Plan of Christopher and Kirkman's Addition, said portion of Lot 24 being Larry Hayes, Jr. and Ann G. Hayes, Trustees, as recorded in Instrument Number 201212180116371, RODC. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found 5/8" iron rod lying on said southern ROW of Alley #917, being ±66 feet from the southeast ROW intersection of said Alley #917 and 20th Avenue South, and being the northeast corner of said Hayes Trustees; thence along said southern ROW of Alley #917 South 82°17'17" East 115.31 feet to a set iron rod with cap; thence leaving said ROW and along the common line of said Lot 1 South 06°53'00" West 158.38 feet to a found 1/2" iron rod lying on said northern ROW of Acklen Avenue; thence along said ROW of Acklen Avenue North 82°00'16" West 115.98 feet to a set iron rod with cap; thence leaving said ROW of Acklen Avenue and along the common line of said Hayes Trustees North 07°07'12" East 157.79 feet to the point of beginning.

Tract contains 18,279 square feet or 0.42 acres.
Bearings based on Tennessee State Plane Coordinate System.

As surveyed by L. Brandon Lambert; Chastain Skillman, Surveyor No. 2828, Sheet Number V-01, dated October 6, 2021.

Being the same property conveyed to William McWherter Hamilton and wife, Trish R. Hamilton by Installment deed from David G. Toma and wife, Harriet P. Toma of record in Book 5074, page 176, Register's Office for Davidson County, Tennessee, dated October 1, 1976 and recorded on October 1, 1976.

Being the same property conveyed to William M. Hamilton and wife, Patricia F. Hamilton by Warranty deed from Bond Industries, Inc. of record in Book 5520, page 568, Register's Office for Davidson County, Tennessee, dated October 2, 1979 and recorded on October 26, 1979. William M. Hamilton, also known as William McWherter Hamilton, died on April 22, 1991, leaving Patricia F. Hamilton as the surviving tenant by the entirety.

Being the same property conveyed to Karee L. Hamilton and William Grayson Hamilton by Quitclaim deed from Patricia F. Hamilton, life estate reserved of record in Book 8577, page 749, Register's Office for Davidson County, Tennessee, dated March 18, 1992 and recorded on March 18, 1992.