Karen Johnson Davidson County
Batch# 764350 DEEDQC
12/01/2021 11:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211201-0158702

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
23510-7D / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Habitat for Humanity of Greater Nashville 414 Harding Place, Suite 100 Nashville, TN 37211 ATTN: Danny Herron	New Owner	Part of 06000008900

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **William H. Hawkins, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary and Brick Church Business Park, a Tennessee joint venture** (hereinafter collectively referred to as the "**Grantors**"), by these presents do transfer, convey and quitclaim unto **Habitat for Humanity of Greater Nashville, a Tennessee nonprofit corporation** (hereinafter referred to as the "**Grantee**"), its successors and assigns, all of Grantors' interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

BEING part of the same property conveyed to Charles W. Hawkins, III, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, by Deed from Capitol Properties, a joint venture composed of Lincoln Funding Corporation, a Tennessee corporation, and Robert F. Lance and wife, Lyde C. Lance, of record in Book 7265, Page 969, Register's Office for Davidson County, Tennessee. Charles W. Hawkins, III died on June 16, 2004. William H. Hawkins was appointed as Successor Trustee by Appointment of Successor Trustee of record in Instrument No. 20040930-0117780, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Grantors for the purpose of making a gift of real property to the herein named Grantee.

IN WITNESS WHEREOF, this instrument has been executed this 17th day of November, 2021.

Brick Church Business Park, a Tennessee joint venture

By: William H Hawkins
Name: William H. Hawkins Managing Joint Venturer
Its: Managing Joint Venturer

William H Hawkins Trustee
William H. Hawkins, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William H. Hawkins, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Joint Venturer of Brick Church Business Park, a Tennessee joint venture, the within-named bargainor, and that he as such Managing Joint Venturer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as Managing Joint Venturer.

WITNESS my hand, at office, this 17 day of November, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William H. Hawkins, Trustee with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Trustee on behalf of Brick Church Business Park, a Tennessee joint venture, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, and is authorized to execute this instrument on behalf of the joint venture.

WITNESS my hand, at office this 17 day of November, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

EXHIBIT A
Legal Description

BEING A CERTAIN TRACT OF LAND IN THE 2ND COUNCIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING PART OF THE CHARLES W. HAWKINS, III, TR. PROPERTY BY ORDINANCE NO. O99-1555. BEING BOUNDED ON THE NORTH BY ALDRICH LANE (50' RIGHT OF WAY) AND THE DEBBIE LOU DONALDSON PROPERTY OF RECORD IN DEED BOOK 6349, PAGE 579, R.O.D.C.T., THE EAST BY THE CHARLES W. HAWKINS, III, TR. PROPERTY OF RECORD IN DEED BOOK 7265, PAGE 969, R.O.D.C.T., THE SOUTH BY B & F LAND COMPANY OF RECORD IN INSTRUMENT #20101005-0079511, ON THE WEST BY PARKWOOD COMMUNITY CLUB, INC. BY ORDINANCE NO. O99-1555, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (OLD) AT THE SOUTHWEST CORNER OF SAID DEBBIE LOU DONALDSON PROPERTY, THE SAME BEING THE SOUTHEAST TERMINUS OF ALDRICH LANE AND PROCEEDING AS FOLLOWS:

THENCE, WITH THE WEST LINE OF SAID CHARLES W. HAWKINS, III, TR. PROPERTY OF RECORD IN DEED BOOK 7265, PAGE 969, R.O.D.C.T., SOUTH 00 DEGREES 31 MINUTES 58 SECONDS EAST, 579.74 FEET TO A 1/2" IRON ROD (OLD) AT THE NORTHEAST CORNER OF SAID B & F LAND COMPANY PROPERTY;

THENCE, WITH THE NORTH LINE OF SAID B & F LAND COMPANY PROPERTY, SOUTH 89 DEGREES 56 MINUTES 13 SECONDS WEST, 24.85 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID PARKWOOD COMMUNITY CLUB, INC. PROPERTY BY ORDINANCE NO. O99- 1555 AND BEING THE CENTERLINE OF ABANDONED ALDRICH LANE;

THENCE, WITH THE EAST LINE OF SAID PARKWOOD COMMUNITY CLUB, INC. PROPERTY AND WITH THE CENTERLINE OF ABANDONED ALDRICH LANE, NORTH 00 DEGREES 31 MINUTES 58 SECONDS WEST, 578.83 FEET TO A PK NAIL (OLD) WITH A METAL SHINER STAMPED "CHERRY" AT THE SOUTH TERMINUS OF ALDRICH LANE;

THENCE, WITH THE SOUTHERLY TERMINUS OF ALDRICH LANE, NORTH 87 DEGREES 50 MINUTES 32 SECONDS EAST, 24.86 FEET TO THE POINT OF BEGINNING AND HAVING AN AREA OF 14,395 SQUARE FEET OR 0.33 ACRES, MORE OR LESS.

The above-described property being that portion of Aldrich Lane which was abandoned by Metro Ordinance No. O99-1555 and thereby added to Lot 5 on the plan of Brick Church Business Park, Phase Two, of record in Book 7900, Page 188, Register's Office Davidson County, Tennessee.

A depiction of the Real Estate is attached hereto as Exhibit B.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

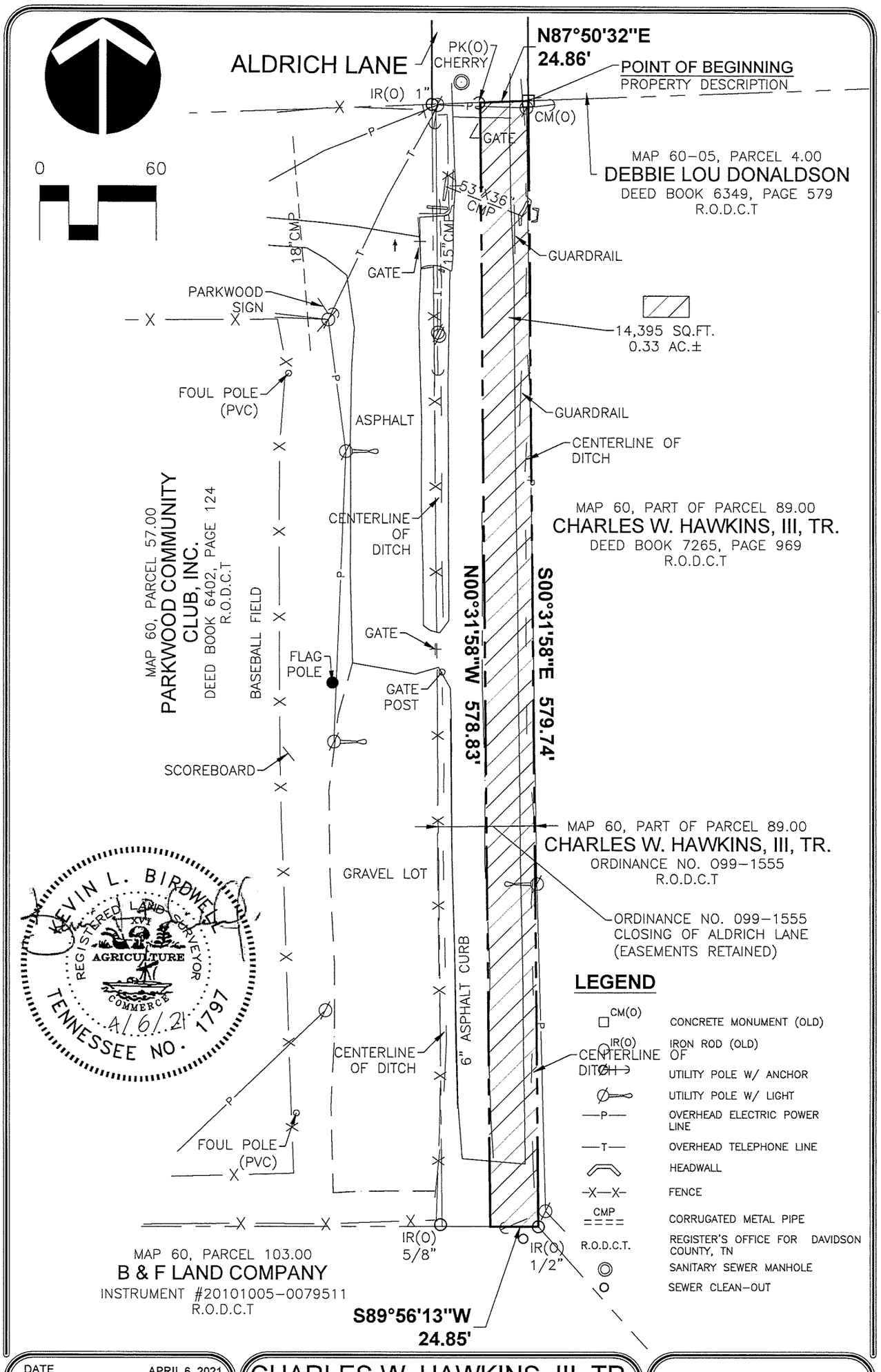
Affiant

Subscribed and sworn to before me this
17 day of November, 2021.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

EXHIBIT B



LEGEND

CM(O)	CONCRETE MONUMENT (OLD)
IR(O)	IRON ROD (OLD)
CENTERLINE OF DITCH	
	UTILITY POLE W/ ANCHOR
	UTILITY POLE W/ LIGHT
—P—	OVERHEAD ELECTRIC POWER LINE
—T—	OVERHEAD TELEPHONE LINE
	HEADWALL
-X-X-	FENCE
CMP	CORRUGATED METAL PIPE
R.O.D.C.T.	REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT

KEVIN L. BIRDWELL
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
4/6/21
TENNESSEE NO. 1797

DATE	APRIL 6, 2021
APPROVED:	KLB
DRAWN:	KCK
SCALE:	1" = 60'
JOB NO.	WK. ORDER
99149	8814

CHARLES W. HAWKINS, III, TR. PROPERTY

FOR

HABITAT FOR HUMANITY

ALDRICH LANE, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

EXHIBIT "B"

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
CHATTANOOGA

G:\99149-881411-Survey\METRO PROPERTY\Exhibits\Aldrich Lane\ALDRICH LANE EXHIBIT.dwg

I, Andrew Wood, do hereby make oath that I am a licensed attorney and 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 November 18, 2021.

Andrew Wood, Esq.
Date: November 18, 2021

State of Tennessee
County of Davidson

Sworn to and subscribed before me this November 18, 2021.

Notary Public
My commission expires: July 3, 2023

