Karen Johnson Davidson County
Batch# 771015 DEEDQC
12/09/2021 10:59:33 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211209-0163283

# QUITCLAIM DEED

FROM: HDJ Capital Partners, Ltd., an Alabama limited partnership, Grantor

TO: PEH Strategic Realty Partners, LLC, a Tennessee limited liability company, and LEZ Strategic Realty Partners, LLC, a Tennessee limited liability company, as tenants in common, collectively, the Grantees

This instrument was prepared by:

Lea W. Stouffer
5427 Henry Midway Road
Henry, Tennessee 38231

| Address New Owner as follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes | Map-Parcel Number |
|---|---|---|
| c/o Brookside Properties, Inc.<br>2002 Richard Jones Road<br>Suite C200<br>Nashville, TN 37215<br>Attn: Joe Beverstein | Same | Map 104, Parcel 03-023 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is Zero and 00/100 Dollars ($00.00).

Affiant

Sworn to and subscribed before me, this 8th day of December, 2021.

Notary Public

My Commission Expires: 5/5/2025

JAN L. BACHUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION OF the sum of Zero and 00/100 Dollars ($00.00), the receipt and sufficiency of which are hereby acknowledged, HDJ Capital Partners, Ltd., an Alabama limited partnership (the "Grantor"), does quitclaim unto (a) PEH Strategic Realty Partners, LLC, a Tennessee limited liability company, an undivided 20.6425% tenant in common interest, and (b) LEZ Strategic Realty Partners, LLC, a Tennessee limited liability company, an undivided 20.6425% tenant in common interest, as tenants in common (collectively, the "Grantees"), their successors and assigns, in and to all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 116 29th Avenue South, Nashville, TN 37212.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

**SIGNATURE PAGE TO FOLLOW.**

**THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.**

Witness my hand as of the 31st day of December, 2021.

HDJ Capital Partners, Ltd., an Alabama limited partnership

By: Joyce Management Co., Inc., an Alabama corporation, its sole general partner

By: _____
H. Rodes Hart, Jr.
Vice President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Jan Bachus, a Notary Public of said County and State, personally appeared H. Rodes Hart, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Vice President (or other officer authorized to execute the instrument) of Joyce Management Co., Inc., an Alabama corporation and the sole general partner of HDJ CAPITAL PARTNERS, LTD., an Alabama limited partnership, the within named bargainor, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of Joyce Management Co., Inc., an Alabama corporation and the sole general partner of HDJ CAPITAL PARTNERS, LTD., an Alabama limited partnership.

Witness my hand and seal, at Office, this 8th day of December, 2021.

_____
Notary Public

My Commission Expires: 5/5/2025

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT A TO QUITCLAIM DEED

Property Description

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled John H. Williams, Jr. Subdivision of Lot No. 55, Boyd Cockrill Spring Tract, or record in Plat Book 161, page(s) 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete legal description

Being the same property conveyed to HDJ Capital Partners, Ltd., an Alabama limited partnership, by deed from Thomas B. Truitt and wife, Sally McGlaun Truitt, of record as Instrument No. 20061229-0160929, said Register's Office.

The above description is the same as that contained in the prior deed.