Karen Johnson Davidson County
Batch# 779296 DEEDQC
12/23/2021 12:08:10 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211223-0169827

35199-1B
Box #14

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
325 Wilhagan Road, LLC 633 Division Street, Suite 2 Elizabeth, NJ 07201	New Owner	106-12-0-010.00

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 on behalf of Wilhagan Investors, a Tennessee joint venture** (hereinafter referred to as the "**Grantor**"), by these presents does transfer, convey and quitclaim unto **325 Wilhagan Road, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, all of Grantor's 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 all of the same property conveyed to Charles W. Hawkins, III, W. L. Hagan, and Vaden Lackey, Jr., by Deed dated November 19, 1968, from Charles H. Potter, Jr., and wife, Carol A. Potter, of record in Book 4287 Page 616, Register's Office for Davidson County, Tennessee, and further conveyed to Charles W. Hawkins, III, Trustee, with full power to sell, transfer, mortgage, convey, or otherwise encumber without the joinder of any beneficiary by Quitclaim Deed dated June 15, 1978, from Charles W. Hawkins, III, W. L. Hagan, Vaden Lackey, Jr., and William H. Rosenberg, Trustee, of record in Book 5309 Page 147, said Register's Office. Charles W. Hawkins, III, died on June 16, 2004, and William H. Hawkins was appointed Successor Trustee, with full power to transfer, sell, convey, mortgage, or otherwise encumber without the joinder of any beneficiary pursuant to an unrecorded Appointment of Successor Trustee dated July 31, 2007, as affirmed by Affirmation of Appointment of Successor Trustee, of record in Instrument No. 20211217-0166966, Register's Office for Davidson County, Tennessee.

This Real Estate is more commonly known as 323-325 Wilhagan Road, Nashville, TN 37212.

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 Grantor for the purpose of publishing the new, surveyor-prepared legal description in the public record.

IN WITNESS WHEREOF, this instrument has been executed this 22nd day of December, 2021.

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 on behalf of Wilhagan Investors, a Tennessee joint venture

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 Trustee with full power to transfer, sell, convey, mortgage, or otherwise encumber without the joinder of any beneficiary, on behalf of Wilhagan Investors, a Tennessee joint venture, the within-named bargainor, and that he as such Trustee 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 Trustee.

WITNESS my hand, at office, this 22 day of December, 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

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 22 day of December, 2021.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3 2023

EXHIBIT A
Legal Description

BEING A PARCEL OF LAND IN THE 15TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY THE CHARLES W. HAWKINGS, III TRUSTEE PROPERTY AS OF RECORD IN DEED BOOK 5309, PAGE 145-R.0.D.C., TN. BOUNDED ON THE EAST BY THE MARGIN OF WILHAGAN ROAD. BOUNDED ON THE SOUTH BY THE TYNELEA PARTNERS, G.P. PROPERTY AS OF RECORD IN DEED INSTRUMENT NO. 201509020089455-R.0.D.C. TN. BOUNDED ON THE WEST BY THE VIOLA HAGAN PROPERTY AS OF RECORD IN DEED BOOK 9449, PAGE 2-R.0.D.C. TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE WESTERLY MARGIN OF WILHAGAN ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE CHARLES W. HAWKING, Ill TRUSTEE PROPERTY AS OF RECORD IN DEED BOOK 5309, PAGE 145-R.0.D.C., TN. AND BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, WITH THE WESTERLY MARGIN OF WILHAGAN DRIVE, SOUTH 16 DEGREES 16 MINUTES 45 SECONDS WEST 150.00 FEET TO AN IRON PIN FOUND; THENCE, A COMMON LINE WITH THE TYNELEA PARTNERS, G.P. PROPERTY AS OF RECORD IN INSTRUMENT NO. 201509020089455-R.0.D.C., TN. NORTH 73 DEGREES 43 MINUTES 15 SECONDS WEST 307 12 FEET TO A POINT IN THE CREEK; THENCE, A COMMON LINE WITH THE VIOLA HAGAN PROPERTY AS OF RECORD IN DEED BOOK 9449, PAGE 2-R.0.D.C., TN. NORTH 34 DEGREES 00 MINUTES 33 SECONDS EAST 157.42 FEET; THENCE, A COMMON LINE WITH THE CHARLES W. HAWKINGS, Ill TRUSTEE PROPERTY AS OF RECORD IN DEED BOOK 5309, PAGE 147-R.0.D.C, TN. SOUTH 73 DEGREES 44 MINUTES 01 SECONDS EAST 259.18 FEET TO THE POINT OF BEGINNING. CONTAINING 42,463 SQUARE FEET, 0.97 ACRES, MORE OR LESS.

The foregoing legal description being derived from the ALTA/NSPS Land Title Survey of Charles W. Hawkins, III Trustee Properties by Southern Precision Land Surveying, Inc., Brian A. McCain, Tennessee R.L.S. # 2256 dated December 6, 2021 as Project No. 21-2268.

Tax Map ID Number: 106-12-0-010.00