Karen Johnson Davidson County
Batch# 779296 DEEDQC
12/23/2021 12:08:10 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211223-0169832

35199-1C
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.
331 Wilhagan Road, LLC 633 Division Street, Suite 2 Elizabeth, NJ 07201	New Owner	106-12-0-021.00

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 **331 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, and Vaden Lackey, Jr., to each a one-third (1/3) undivided interest by Deed dated February 21, 1969, from W. L. Hagan of record in Book 4317, Page 241, Register's Office for Davidson County, Tennessee, and further conveyed to Charles W. Hawkins, 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, Vaden Lackey, Jr., W. L. Hagan and William L. Rosenberg, Trustee, of record in Book 5309 Page 145, 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 331-333 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 22 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 TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 2, 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 GRS REALTY INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 201802150014977-R.0.D.C., TN. BOUNDED ON THE EAST BY THE WESTERLY MARGIN OF WILHAGAN ROAD. BOUNDED ON THE SOUTH BY THE CHARLES W. HAWKINS, III, TRUSTEE PROPERTY AS OF RECORD IN DEED BOOK 5309, PAGE 147-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 NORTHEAST CORNER OF THE CHARLES W. HAWKING, III TRUSTEE PROPERTY AS OF RECORD IN DEED BOOK 5309, PAGE 145-R.0.D.C, TN. AND BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, A COMMON LINE WITH THE CHARLES W. HAWKING, III TRUSTEE PROPERTY A S OF RECORD IN DEED BOOK 5309, PAGE 147-R.0.D.C., TN. NORTH 73 DEGREES 44 MINUTES 01 SECONDS WEST 259.18 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 19 DEGREES 37 MINUTES 59 SECONDS EAST 100.17 FEET; THENCE, NORTH 28 DEGREES 06 MINUTES 59 SECONDS EAST 35.76 FEET; THENCE, LEAVING SAID CREEK, A COMMON LINE WITH THE GRS REALTY INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 201802150014977-R.0.D.C., TN. SOUTH 73 DEGREES 43 MINUTES 55 SECONDS EAST 245.96 FEET TO AN IRON PIN SET IN THE WESTERLY MARGIN OF WILHAGAN DRIVE; THENCE, WITH THE WESTERLY MARGIN OF WILHAGAN DRIVE, SOUTH 16 DEGREES 16 MINUTES 43 SECONDS WEST 49.99 FEET; THENCE, SOUTH 16 DEGREES 15 MINUTES 59 SECONDS WEST 85.00 FEET TO THE POINT OF BEGINNING. CONTAINING 34,359 SQUARE FEET, 0.79 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: 106-12-0-021.00