Karen Johnson Davidson County
Batch# 781677 DEEDQC
12/30/2021 08:46:19 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20211230-0171558

This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Hawkridge Strategic Realty, LLC PO Box 158627 Nashville, TN 37215-8627	Same	093 06 3 078.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MARIANNE W. BINGHAM, an Individual (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto HAWKRIDGE STRATEGIC REALTY, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

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

[Remainder of page intentionally left blank; signature blocks follow.]

WITNESS our hands this 22 day of December 2021.

SELLER:

Marianne W Bingham

MARIANNE W. BINGHAM

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIANNE W. BINGHAM, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she, as the maker, is authorized to execute this instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of December 2021.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

MARK E. MORRISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

STATE OF Tennessee)

COUNTY OF Davidson)

I swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

Marianne W Barker
Affiant

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

NOTARY PUBLIC
My Commission Expires: 9-8-2025

MARK E. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

EXHIBIT A
Property Description

LAND IN Davidson County, Tennessee, being Lot no. 2, on the Plan of B & B Properties, as shown on plat of record in Plat Book 6900, page 732, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the property conveyed to Marianne W. Bingham by deed of record as Instrument No. 20190722-0071412, as corrected by Scrivener's Affidavit of record as Instrument No. 20210910-021153, Register's Office for Davidson County, Tennessee.