Karen Johnson Davidson County
Batch# 781677 DEEDQC
12/30/2021 08:46:19 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211230-0171559

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	142-98

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 22nd 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 Bingham
Affiant

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

NOTARY PUBLIC
My Commission Expires: 4-8-2025

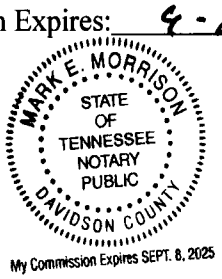


EXHIBIT A
Property Description

(Map 93-6-3, Par. 78)

Land in Davidson County, Tennessee, being part of Lot No. 69 on the Plan of the Original Town of Nashville, not of record, described according to a survey made by E. R. Southgate, Surveyor, as follows:

Beginning on the northerly margin of Broadway, formerly Broad Street, at the southeast corner of the property conveyed to Adele S. Morrissey by deed from Vito A. Cerruti and wife, of record in Book 1181, page 682, Register's Office for said county; thence with the northerly margin of Broadway eastwardly 41.5 feet to the southwest corner of the property conveyed to Robert Waite Clark by Deed from D. E. Hooper, of record in Book 3209, page 624, said Register's Office, said point being in the center of a party wall; thence with the center of said party wall and with the westerly line of said Clark property northwardly 128 feet 10 inches, more or less, to the southerly line of the property conveyed to Eugene Rovegno et al, by deed from Elkin Garfinkle, Trustee, of record in Book 931, page 524, said Register's Office; thence with said line westwardly 41.5 feet to the easterly line of said Morrissey property, thence with said line southwardly 128 feet 10 inches, more or less, to the beginning.

Being the same property conveyed to Marianne W. Bingham by deed from Citco Properties, Inc., of record in Book 7739, page 384, Register's Office for Davidson County, Tennessee.