Prepared by and after recording
Return to:

Philip F. Head
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219
NCS 1095654

Karen Johnson Davidson County
Batch# 783136 DEEDQC
01/03/2022 11:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220103-0000380

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
HC Van Buren, LLC 818 18th Ave S Nashville, TN 37203	Same	08205015400

Recitals:

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, **VANBUREN LLC**, a Georgia limited liability company ("Grantor"), does hereby sell, transfer, convey and quitclaim unto **HC VAN BUREN, LLC**, a Tennessee limited liability company ("Grantee"), and its successors and assigns, all of Grantor's right, title and interest in the certain tract(s) or parcel(s) of real property located in Davidson County, Tennessee and being more particularly described in Exhibit A which is attached to this Quitclaim Deed and incorporated herein by reference ("Property"). This is improved property, known as 81, 85 & 95 Van Buren Street, Nashville, Davidson County, Tennessee (Map Parcel # 08205015400).

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

Signature Page Follows

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 22nd December, 2021.

GRANTOR:

VANBUREN LLC,
a Georgia limited liability company

By: _____
Name: Steven M. Schwartz
Title: Manager

STATE OF Florida

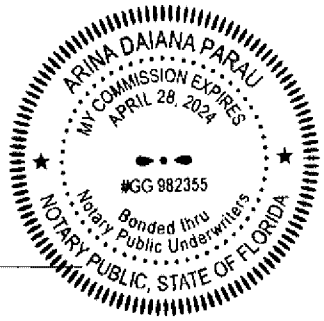
COUNTY OF Palm Beach

Before me, a Notary Public of the state and county mentioned, personally appeared Steven M. Schwartz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Manager of VANBUREN LLC, the within named bargainor, a Georgia limited liability company, and that such person as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by such person as such Manager.

WITNESS my hand and seal this 22 day of December, 2021.

_____
Notary Public

My Commission Expires: 04/28/24



STATE OF Tennessee :

COUNTY OF Davidson :

I hereby swear and affirm that the actual consideration for this transfer is $0.00.

Ward Pickens

Affiant: Ward Pickens

Sworn and subscribed to before me this 22nd day of December, 2021.

Linda J. Boggess

Notary Public

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

My Commission Expires: 5-2-2022

EXHIBIT A

LEGAL DESCRIPTION

Land situated in the City of Nashville, Davidson County, Tennessee, being located in the 19th Civil District, and being Lots #126-131, 154-156 on the McGavock's City Park Lots as recorded in Book 57, Page 101 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a capped iron rod (new) located at the northwestern corner of the property being herein described and having Tennessee State Plane Coordinates of North 673694.13, East 1736556.08, said point also being located at the intersection of the eastern right-of-way line of 1st Avenue North, having a right-of-way width of 50 feet and the southern right-of-way line of Van Buren Street, having a right-of-way width of 50 feet; thence, leaving said point, with and along the southern right-of-way line of Van Buren Street North 63 degrees 00 minutes 46 seconds East, 365.60 feet to a capped iron rod (new) said point being located at the northeastern most corner of the property being herein described and located at the intersection of the southern right-of-way line of Van Buren Street and the western right-of-way line of Adams Street, having a right-of-way width of 50 feet at this location; thence, leaving said point with and along the western right-of-way line South 27 degrees 06 minutes 32 seconds East, 148.00 feet to a capped iron rod (old) near a fence corner; thence, leaving said point and western right-of-way line of Adams Street, with and along an existing fence, South 63 degrees 00 minutes 46 seconds West, 182.80 feet to a capped iron rod (old) located at the center point of an abandoned 16 foot wide alley; thence, leaving said point South 27 degrees 06 minutes 32 seconds East, 150.00 feet to a capped iron rod (new), the same point being the southeastern most corner of the property being herein described; thence, leaving said point South 63 degrees 00 minutes 46 seconds West, 182.80 feet to a capped iron rod (new) on the eastern right-of-way line of the aforementioned 1st Avenue North, said point also being the southwestern corner of the property being herein described; thence, leaving said point, with and along the eastern right-of-way line of 1st Avenue North, North 27 degrees 06 minutes 32 seconds West, 298.00 feet to the POINT OF BEGINNING.

Said parcel of land herein described containing 81,528.98 Square Feet or 1.872+/- Acres.

As shown on ALTA/NSPS Land Title Survey dated October 25, 2016, prepared by Clint T. Elliot, Registered Land Surveyor.

Previously conveyed in Instrument No. 20161129-0124791

Tennessee Certification of Electronic Document

I, Heather Townsend, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 22, 2021 (date of document).

Heather R Townsend
Affiant Signature

December 22, 2021
Date

State of Georgia

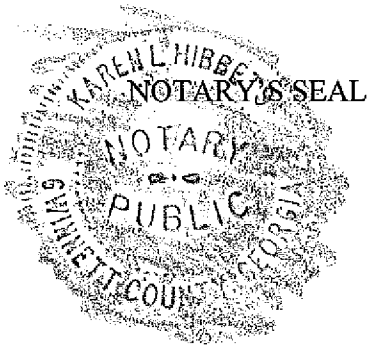
County of Gwinnett

Sworn to and subscribed before me this 22 day of December, 2021.

Karen L Hibbets
Notary's Signature

MY COMMISSION EXPIRES: 1/1/2023

Name: KAREN L. HIBBETS



NOTARY'S SEAL