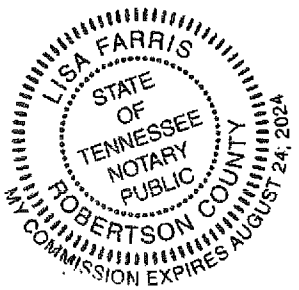
Karen Johnson Davidson County
Batch# 784474 DEEDQC
01/04/2022 03:21:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20220104-0001413

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF Williamson

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

Heather Wood
Affiant

Subscribed and sworn to before me, this the 28 day of December, 2021.

Lisa Farris
Notary Public

My commission expires: 08-24-2024

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Jacob Giesecke

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
NG Dickerson, LLC 203 Evelyn Avenue Nashville, Tennessee 37205	New Owner	071-10-0-180.00 071-11-0-009.00 071-10-0-179.00

FOR AND IN CONSIDERATION of the sum of $0.00, **HARRIET D. MCHENRY, FRANK P. MCHENRY, JR., MARY MCHENRY HILL, JAMES P. MCHENRY, AND WILLIAM LEE MCHENRY**, each by these presents does hereby quitclaim and convey unto **NG DICKERSON, LLC,** a Tennessee limited liability company, its successors and assigns, all their right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 1402 Dickerson Pike, 142 Elmhurst Avenue, and 144 Elmhurst Avenue, Nashville, Tennessee.

4882-5795-2008, v. 3

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 27th day of December, 2021.

GRANTOR:

Harriet D. McHenry

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Harriet D. McHenry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2021.

Notary Public

My Commission Expires: 5/25/22

VALERIE M WEBB
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2022

Frank P. McHenry, Jr.

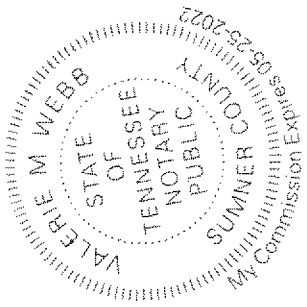
STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Frank P. McHenry, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2021.

Notary Public

My Commission Expires: 5/25/22



Mary McHenry Hill

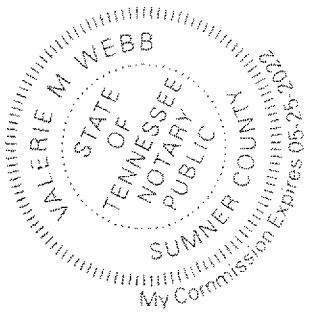
STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Mary McHenry Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2021.

Notary Public

My Commission Expires: 5/25/22



James P. McHenry

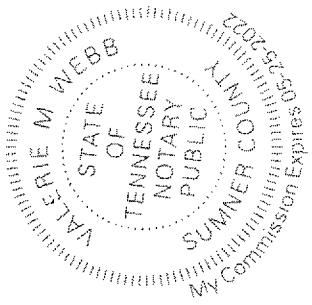
STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, James P. McHenry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2021.

Notary Public

My Commission Expires: 5/25/22



William Lee McHenry

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, William Lee McHenry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2021.

Notary Public

My Commission Expires: 5/25/22

VALERIE M WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
05-25-2022
My Commission Expires

Exhibit A

Legal Description

Situate in the City of Nashville, the 5th Council District of Davidson County, and the State of Tennessee and being all of Lots 6, 7, 18, and part of Lots 8 and 19, of Block "C" of the East View Subdivision, as recorded in Plat Book 547, Page 64, in the name of Harriett D. McHenry, et al, as recorded in QC-00007331-0000192, and all of Lot 17 of said Block "C" of the East View Subdivision, in the name of F. Pierce McHenry, et ux, as recorded in DB-00003974-0000042 and being more particularly described that certain survey and description prepared by Donovan P. Benson, Tennessee RLS #3046, as follows:

BEGINNING at a set 5/8" iron pin and cap on the Northeast corner of Lot 12 of said Block "C" of the East View Subdivision, in the name of 1404 Dickerson, LLC, as recorded in DB-20210106-0002406, and also being at the Westerly intersection of right-of-way lines of Dickerson Pike and Fern Avenue;

Thence along the Westerly right-of-way line of Dickerson Pike the following two (2) courses:

1. South 23° 40' 15" West, a distance of 223.00 feet to a set 5/8" iron pin and cap;
2. South 24° 00' 27" West, a distance of 80.00 feet to a found mag nail, being the true POINT OF BEGINNING;

Thence South 24° 00' 27" West, a distance of 120.00 feet to a set 5/8" iron pin and cap Northeast corner of Lot 5 (Lots 1-5, 20-28, & Part of Lot 19) of said Block "C" of the East View Subdivision, in the name of Bristol Dickerson Pike Partners, LLC, as recorded in QC-20210701-0089405; thence along the said Bristol Dickerson Pike Partners, LLC lands the following three (3) courses:

1. North 71° 03' 31" West, a distance of 350.61 feet to a found mag nail;
2. North 21° 09' 03" East, a distance of 42.57 feet to a set 5/8" iron pin and cap;
3. North 71° 02' 48" West, a distance of 167.75 feet to a found 5/8" iron pin and cap (Dale & Assoc.) on the aforementioned Easterly right-of-way line of Elmhurst Avenue;

Thence along the said Easterly right-of-way line of Elmhurst Avenue North 16° 44' 47" East, a distance of 100.64 feet to a set 5/8" iron pin and cap on the Southwest corner of Lot 16 of Block "C" of the East View Subdivision, as recorded in Plat Book 547, Page 64, in the name of 1404 Dickerson, LLC, as recorded in DB-20210106-0002406;

Thence along the said 1404 Dickerson, LLC lands, South 71° 44' 10" East, a distance of 165.84 feet to a set 5/8" iron pin and cap on the Westerly line of Lot 9 and part of Lot 8 of Block "C" of the said East View Subdivision, in the name of 1404 Dickerson, LLC, as recorded in DB-20210203-0015843; Thence along the said 1404 Dickerson, LLC lands the following two (2) courses:

1. South 00° 08' 37" West, a distance of 27.14 feet to a set 5/8" iron pin and cap;
2. South 71° 04' 41" East, a distance of 356.60 feet to the true POINT OF BEGINNING.

Being the same property conveyed to F. Pierce McHenry by Deed dated May 24, 1968, from Stanley M. Chernau, Trustee, of record in Book 4239, Page 370, Register's Office for Davidson County, Tennessee. F. Pierce McHenry having since died and his Will, of record in Book 111, Page 394 in the aforesaid Register's Office, devised said property to Harriett D. McHenry and First American Bank of Nashville, Trustee. Thereafter, property was conveyed to Harriett D. McHenry for life, with remainder to Frank P. McHenry, Jr., Mary McHenry Hill, James P. McHenry, and

William Lee McHenry, as tenants in common in equal shares, by Deed dated August 17, 1987, of record in Deed Book 7331, Page 192, aforesaid Register's office.

And also, being a portion of the same property conveyed to F. Pierce McHenry by Deed from Ernestine Baird Polk of record in Book 3879, Page 804, Register's Office for Davidson County, Tennessee, dated April 12, 1965 and recorded on April 13, 1965. F. Pierce McHenry having since died and his Will, of record in Book 111, Page 394, aforesaid Register's Office, devised said property to Harriett D. McHenry and First American Bank of Nashville, Trustee. Thereafter, property was conveyed to Harriett D. McHenry for life, with remainder to Frank P. McHenry, Jr., Mary McHenry Hill, James P. McHenry, and William Lee McHenry, as tenants in common in equal shares, by Deed dated August 17, 1987, of record in Deed Book 7331, Page 192, aforesaid Register's office.

And also, being the same property conveyed to F. Pierce McHenry and wife, Harriet D. McHenry by Warranty Deed of record in Book 3974, Page 42, Register's Office for Davidson County, Tennessee. Thereafter, F. Pierce McHenry died, leaving property vested solely in Harriett D. McHenry as surviving spouse.

202201040001413

Certificate of Authenticity

I, Heather Wood, 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 28, 2021.

Date

Heather Wood
Affiant Signature

December 28, 2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of December, 2021.

Notary's Signature

My Commission Expires: 08-24-2024
Date

Notary's Seal (if on paper)

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024