Karen Johnson Davidson County
Batch# 795796 DEEDQC
01/26/2022 03:36:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220126-0009619

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

QUITCLAIM DEED

Address New Owner As Follows:	Send Tax Bills To:	Map & Parcel Number:
Holt Apartments, LLC, *et al.* 1033 Demonbreun Street Suite 300 Nashville, TN 37203	Holt Apartments, LLC, *et al.* 1033 Demonbreun Street Suite 300 Nashville, TN 37203	181-000-090.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **FIRST FREEDOM BANK**, the Grantor, by these presents does hereby quitclaim and convey unto (a) **HOLT APARTMENTS, LLC**, a Tennessee limited liability company, a 45.4% undivided interest, and to (b) **J. THOMAS SMITH, TRUSTEE OF THE FRANCES SMITH 2012 TRUST**, a 54.6% undivided interest, both (a) and (b) as tenants in common, the GRANTEES herein, their heirs, successors and assigns, all of its right, title and interest in and to the following described tract of land:

SEE ATTACHED EXHIBIT A

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

(signature on following page)

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed as of this 14 day of January, 2022.

FIRST FREEDOM BANK

By: _____
Name: John H. Bradshaw
Title: President, COO and Secretary

STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared John H. Bradshaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President, COO and Secretary of First Freedom Bank, a Tennessee banking corporation, and that he as such President, COO and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of First Freedom Bank as such President, COO and Secretary.

WITNESS my hand and seal, at office in Lebanon, Tennessee, this the 14th day of January, 2022.

_____
Notary Public

My Commission Expires: June 26 2022

DEBORAH R. LANNOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Affiant

Sworn to and subscribed before me this 14th day of January, 2022.

Notary Public

GINGER M. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 11-06-23

Exhibit A

Survey Legal Description

Being a tract of land lying in the 4th Council District of Davidson County, Nashville, Tennessee. Said tract being a portion of Lot 2 of Phase I, Governor's Chase II, Planned Unit Development, as recorded in Instrument Number 201708180084905, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the south by the northern right of way (ROW) of Holt Road, bounded on the west by Mark Scott and Rose-Marie Beaster as recorded in Instrument Number 201903140023313, RODC, bounded on the north by Eleanor Conner Dyer as recorded in Instrument Number 201901300008815, RODC, and bounded on the east by a portion of Lot 1 of said Phase I, Governor's Chase II, said Lot 1 being Rainbow Rascals Nolensville, LLC as recorded in Instrument Number 201708220086165, RODC, and by the western ROW of Nolensville Pike (State Route 11/U.S. Highway 31A/ U.S. Highway 41A). Said tract being more particularly described as follows:

POINT OF BEGINNING being a set iron rod with cap lying on the northwest ROW intersection of said Holt Road and said Nolensville Pike; thence along said northern ROW of Holt Road with the following: South 15°44'51" West 76.43 feet to a point; thence with a curve to the right having an arc length of 264.20 feet, a central angle of 21°58'48", a radius of 688.70 feet, and having a chord bearing and distance of South 71°02'34" West 262.58 feet to a point; thence South 82°01'58" West 51.54 feet to a point; thence with a curve to the right having an arc length of 241.14 feet, a central angle of 19°59'21", a radius of 691.20 feet, and having a chord bearing and distance of North 83°19'00" West 239.92 feet to a point; thence North 74°06'32" West 164.73 feet to a found iron rod with "MERCIER" cap; thence leaving said ROW of Holt Road and along the common line of said Scott and Beaster with the following: North 55°44'15" West 63.24 feet to a found PK nail; thence North 44°08'57" West 84.53 feet to a set iron rod with cap; thence North 20°18'03" West 19.74 feet to a found 1/2" iron rod; thence North 17°16'06" West 105.88 feet to a found 5/8" iron rod; thence along the common line of said Dyer, North 67°29'50" East 480.58 feet to a set iron rod; thence along the common line of said Lot 1 with the following: South 26°18'47" East 301.94 feet to a set iron rod with cap; thence North 60°56'26" East 234.16 feet to a set iron rod with cap lying on said western ROW of said Nolensville Pike; thence along said ROW of Nolensville Pike South 29°11'53" East 171.71 feet to the point of beginning.

Tract contains 243,173 square feet or 5.58 acres.
Bearings based on Tennessee State Plane Coordinate System.

BEING part of the same property conveyed to First Freedom Bank by Substitute Trustee's Deed from Robert Evans Lee, Substitute Trustee, of record in Instrument No. 20090923-0088483, in the Register's Office for Davidson County, Tennessee, dated August 25, 2009, and recorded on September 23, 2009.

This is unimproved property known as 6365 Nolensville Pike, Nashville, Davidson County, Tennessee 37211.

Certificate of Authenticity

I, Tori Colt, do hereby make oath that I am 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 January 18, 2022

Affiant Signature

1/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of January 20 22

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM