THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Hermitage Properties, LLC
401 Center St.
Old Hickory, TN 37138

Send Tax Bill to:
Owner

Map-Parcel Numbers:
See Legal Description

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 26th day of January, 2022.

Notary Public

My Commission Expires:
9-6-22

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **THE GJXMI GROUP, LLC** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **HERMITAGE PROPERTIES, LLC,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Karen Johnson Davidson County
Batch# 811273 DEEDQC
02/24/2022 03:30:20 PM 9 pgs
Fees: $47.00 Taxes: $0.00

20220224-0021486

IN WITNESS WHEREOF, the undersigned has executed this instrument this 20th day of January, 2022.

THE GJXMI GROUP, LLC

By: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gregg Garner, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be a Member of THE GJXMI GROUP, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Gregg Garner as such Member.

Witness hand and official seal at office at Brentwood Tennessee, on this the 20th day of January, 2022.

My Commission Expires:

9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Exhibit A

Tract 1 (Map & Parcel: 064 09 0 071.00):
Land in Davidson County, Tennessee, being Lot No. 11, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4122 Main St, Old Hickory, TN 37138

Tract 2 (Map & Parcel: 064 09 0 309.00):
Land in Davidson County, Tennessee, being Lot No. 13, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4124 Main St, Old Hickory, TN 37138

Tract 3 (Map & Parcel: 064 09 0 310.00):
Land in Davidson County, Tennessee, being Lot No. 15, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4126 Main St, Old Hickory, TN 37138
Tract 4 (Map & Parcel: 064 09 0 311.00):
Land in Davidson County, Tennessee, being Lot No. 17, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4128 Main St, Old Hickory, TN 37138

Tract 5 (Map & Parcel: 063 12 0 069.00):
Land in Davidson County, Tennessee, being Lot No. 19, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4130 Main St (Assessor lists this as 4130 South St), Old Hickory, TN 37138

Tract 6 (Map & Parcel: 063 12 0 070.00):
Land in Davidson County, Tennessee, being Lot No. 21, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4132 Main St, Old Hickory, TN 37138

Tract 7 (Map & Parcel: 063 12 0 071.00):

Land in Davidson County, Tennessee, being Lot No. 23, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4134 Main St, Old Hickory, TN 37138

Tract 8 (Map & Parcel: 063 12 0 072.00):
Land in Davidson County, Tennessee, being Lot No. 25, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4136 Main St, Old Hickory, TN 37138

Tract 9 (Map & Parcel: 063 12 0 073.00):
Land in Davidson County, Tennessee, being Lot No. 27, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4138 Main St, Old Hickory, TN 37138

Tract 10 (Map & Parcel: 063 12 0 074.00):
Land in Davidson County, Tennessee, being Lot No. 29, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4140 Main St, Old Hickory, TN 37138

Tract 11 (Map & Parcel: 063 12 0 075.00):
Land in Davidson County, Tennessee, being Lot No. 31, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4142 Main St, Old Hickory, TN 37138

Tract 12 (Map & Parcel: 063 12 0 076.00):
Land in Davidson County, Tennessee, being Lot No. 33, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4144 Main St, Old Hickory, TN 37138

Tract 13 (Map & Parcel: 063 12 0 077.00):
Land in Davidson County, Tennessee, being Lot No. 35, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4146 Main St, Old Hickory, TN 37138

Tract 14 (Map & Parcel: 063 12 0 078.00):
Land in Davidson County, Tennessee, being Lot No. 37, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4148 Main St, Old Hickory, TN 37138

Tract 15 (Map & Parcel: 063 12 0 079.00):
Land in Davidson County, Tennessee, being Lot No. 39, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4150 Main St, Old Hickory, TN 37138

Tract 16 (Map & Parcel: 063 12 0 080.00):
Land in Davidson County, Tennessee, being Lot No. 41, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4152 Main St, Old Hickory, TN 37138
Tract 17 (Map & Parcel: 063 12 0 081.00):
Land in Davidson County, Tennessee, being Lot No. 42, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4154 Main St, Old Hickory, TN 37138

Tract 18 (Map & Parcel: 063 12 0 082.00):
Land in Davidson County, Tennessee, being Lot No. 43, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4156 Main St, Old Hickory, TN 37138

Tract 19 (Map & Parcel: 063 12 0 068.00):
Land in Davidson County, Tennessee, being Lot No. 39, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4119 Main St, Old Hickory, TN 37138

Tract 20 (Map & Parcel: 063 12 0 084.00):

Land in Davidson County, Tennessee, being Lot No. 40, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4123 Main St, Old Hickory, TN 37138

Tract 21 (Map & Parcel: 063 12 0 085.00):
Land in Davidson County, Tennessee, being Lot No. 41, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4127 Main St, Old Hickory, TN 37138

Tract 22 (Map & Parcel: 063 12 0 086.00):
Land in Davidson County, Tennessee, being Lot No. 42, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 0 University Ave, Old Hickory, TN 37138

Tract 23 (Map & Parcel: 063 12 0 087.00):
Land in Davidson County, Tennessee, being Lot No. 43, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4131 Main St, Old Hickory, TN 37138

Tract 24 (Map & Parcel: 063 12 0 088.00):
Land in Davidson County, Tennessee, being Lot No. 44, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 0 University Ave, Old Hickory, TN 37138

Tract 25 (Map & Parcel: 063 12 0 089.00):
Land in Davidson County, Tennessee, being Lot No. 45, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4135 Main St, Old Hickory, TN 37138

Tract 26 (Map & Parcel: 063 12 0 090.00):
Land in Davidson County, Tennessee, being Lot No. 46, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 0 University Ave, Old Hickory, TN 37138

Tract 27 (Map & Parcel: 063 12 0 091.00):
Land in Davidson County, Tennessee, being Lot No. 47, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4139 Main St, Old Hickory, TN 37138

Tract 28 (Map & Parcel: 063 12 0 092.00):
Land in Davidson County, Tennessee, being Lot No. 48, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 0 University Ave, Old Hickory, TN 37138

Tract 29 (Map & Parcel: 063 12 0 093.00):
Land in Davidson County, Tennessee, being Lot No. 49, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4143 Main St, Old Hickory, TN 37138

Tract 30 (Map & Parcel: 063 12 0 094.00):
Land in Davidson County, Tennessee, being Lot No. 50, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 0 University Ave, Old Hickory, TN 37138

Tract 31 (Map & Parcel: 063 12 0 095.00):
Land in Davidson County, Tennessee, being Lot No. 51, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4147 Main St, Old Hickory, TN 37138

Tract 32 (Map & Parcel: 063 12 0 096.00):
Land in Davidson County, Tennessee, being Lot No. 52, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 0 University Ave, Old Hickory, TN 37138

Tract 33 (Map & Parcel: 063 12 0 097.00):

Land in Davidson County, Tennessee, being Lot No. 53, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4151 Main St, Old Hickory, TN 37138

Tract 34 (Map & Parcel: 063 12 0 098.00):
Land in Davidson County, Tennessee, being Lot No. 54, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 0 University Ave, Old Hickory, TN 37138

Tract 35 (Map & Parcel: 063 12 0 099.00):
Land in Davidson County, Tennessee, being Lot No. 55, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4155 Main St, Old Hickory, TN 37138

Tract 36 (Map & Parcel: 063 12 0 100.00):
Land in Davidson County, Tennessee, being Lot No. 56, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 0 University Ave, Old Hickory, TN 37138

Tract 37 (Map & Parcel: 063 12 0 101.00):
Land in Davidson County, Tennessee, being Lot No. 57, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4159 Main St, Old Hickory, TN 37138

Tract 38 (Map & Parcel: 063 12 0 102.00):
Land in Davidson County, Tennessee, being Lot No. 58, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 708 University Ave, Old Hickory, TN 37138

Tract 39 (Map & Parcel: 063 12 0 103.00):
Land in Davidson County, Tennessee, being Lot No. 59, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4163 Main St, Old Hickory, TN 37138

Tract 40 (Map & Parcel: 063 12 0 104.00):
Land in Davidson County, Tennessee, being Lot No. 60, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 0 University Ave, Old Hickory, TN 37138

Tract 41 (Map & Parcel: 063 12 0 105.00):
Land in Davidson County, Tennessee, being Lot No. 61, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 0 University Ave, Old Hickory, TN 37138

Tracts 1 - 41 being a portion of the same property conveyed to Rex A. Frazier, by deed from Rex A. Frazier, dated 07/18/2019, of record in Instrument No. 20190724-0072664, said Register's Office.

Being the same property conveyed to The GJXMI Group, LLC, from Rex A. Frazier, unmarried, by Warranty Deed dated June 1, 2020 of record in Instrument Number 20200610-0059438, Register's Office for Davidson county, Tennessee.