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.
Attn: Lavinia Becker
Old Hickory, TN 37138

Send Tax Bill to:
Owner

Map-Parcel Numbers:
06409007000
06409006900
06409006800
06409006700

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 20th day of January, 2022.

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:
9-6-22

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, **VERY GOOD PROPERTIES, LLC D/B/A HOPEWELL PROPERTIES** 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 5 pgs
Fees: $27.00 Taxes: $0.00

20220224-0021488

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

By: ~~Gregg Daniel~~ Garner, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gregg Daniel 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 the sole member of **VERY GOOD PROPERTIES, LLC D/B/A HOPEWELL PROPERTIES**, the within named Grantor, 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 Daniel Garner as such Member.

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

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 9-6-22

Notary Public

Exhibit A

Tract 1 (Map/Par: 064-09-0 068.00):
Land in Davidson County, Tennessee, being Lot(s) 32 and 33, of Block B, as shown on the map entitled Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, and described as follows:

Said lots adjoin and front together on the west side of Broadway (said recorded plan does not disclose the frontage of said lots). They run back between lines, 68.15 feet more or less on the north line of Lot No. 32 and 107.75 feet on the south line of Lot No. 33 to an alley in the rear, measuring 50 feet thereon.

Together with the right to use and occupy that portion of Broadway Street included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. 085-986 filed in the County Court Clerk's Office for said County, described as follows:

The westerly one half of Broadway Street lying between the direct extensions easterly of the northerly lot line of lot 32 and the southerly lot line of lot 33 of Block B, as said lots and street are shown on the plan of Hadley Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Being known as 0 Center Street, Old Hickory, TN 37138.

Tract 2 (Map/Par: 064-09-0 069.00):
Land in Davidson County, Tennessee, being Lot(s) 30 and 31, of Block B, as shown on the map entitled Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said parts of Lot(s) 30 and 31 adjoin and front together 50 feet on the westerly side of Broadway and run back between lines, 26.1 feet along the southerly margin of Center Street and 75 feet more or less on the south line to an alley in the rear.

Together with the right to use and occupy that portion of Broadway Street included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. 085-986 filed in the County Court Clerk's Office for said County, described as follows:

The westerly one half of Broadway Street lying between the direct extensions easterly of the northerly lot line of lot 30 and the southerly lot line of lot 31 of Block B, as said lots and street are shown on the plan of Hadley Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Being known as 107 Center Street, Old Hickory, TN 37138.

Tract 3 (Map/Par: 064-09-0 070.00):
Land in Davidson County, Tennessee, being a triangular lot on the Map of Hadley's Bend City, as of record in Book 421, page 120, Register's Office for said County, bounded as follows:

On the North by Center Street, on the East by Jones Bend Road, and on the West by Broadway.

Together with the right to use and occupy that portion of Broadway Street included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. 085-986 filed in the County Court Clerk's Office for said County, described as follows:

The easterly one half of Broadway Street closed by Ordinance 085-986 lying between the direct extension easterly of the northerly lot line of Lot 30 of Block B, as said lots and street are shown on the plan of Hadley Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, and the westerly right of way of Old Hickory Boulevard. The aforesaid portion of Broadway Street now being part of Tax Map and Parcel number 064-9-070 and being adjacent to that land conveyed to George R. Wauford in Book 10061, page 490, in said Register's Office.

INCLUDED in the above description but specifically EXCLUDED therefrom is all that land conveyed to the DAVIDSON COUNTY HIGHWAY DEPARTMENT, by deed from D.C. ESTES AND WIFE, EDNA M. ESTES, of record in Book 2480, page 632, said Register's Office and all that 236 square feet, more or less, conveyed to THE STATE OF TENNESSEE, by deed from D.C. ESTES AND WIFE, EDNA MAI ESTES, of record in Book 5533, page 629, said Register's Office.

Being known as 4101 Old Hickory Blvd., Old Hickory, TN 37138.

Tract 4 (Map/Par: 064-09-0 067.00):
Tract 4a:
Land in Davidson County, Tennessee, being Lot No. 6, of Block B, as shown on the map entitled Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the southwesterly margin of Broadway at the corner of Lots 6 and 33; thence with the line between said two lots westerly 107.75 feet to the easterly margin of an alley; thence with said alley southwardly 25 feet more or less to the corner of Lots 6 and 8; thence with the line between said two lots eastwardly 150 feet more or less to the southwesterly margin of Broadway; thence with the margin of the same northwesterly 25 feet more or less to the beginning.

Tract 4b:
Land in Davidson County, Tennessee, being the northerly 5' of Lot 8, of Block B, as shown on the map entitled Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in Old Hickory Blvd. in the common corner of Lot 8 and Lot 6, of the Revised Plan of Block "B" Hadley's Bend City as of record in Book 421, page 120, Register's Office for Davidson County, Tennessee; thence following the line of said Lot 8 along Old Hickory Blvd. for a distance of 5'; thence along a line running back parallel with the common line of said Lot Nos. 6 and 8 to an alley; thence, along said alley back to the common line of said Lot Nos. 6 and 8; thence along said common line between Lot Nos. 6 and 8 back to the point of beginning.

Together with the right to use and occupy that portion of Broadway Street included in said property that was closed by the Council of the Metropolitan Government of

Nashville and Davidson County by Metropolitan County Council Ordinance No. 085-986 filed in the County Court Clerk's Office for said County.

All of the above described property, being the same property conveyed to VERY GOOD PROPERTIES, LLC D/B/A HOPEWELL PROPERTIES from The GJXMI Group, LLC by quitclaim deed dated 2/24/2021, of record in Instrument no. 20210301-0025537, said Register's Office.