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:
06405005500

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, 2021.

Notary Public

My Commission Expires:
9-6-22

DAVIDSON COUNTY NOTARY PUBLIC TENNESSEE STATE OF BENJAMIN SEAMON

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 3 pgs
Fees: $17.00 Taxes: $0.00

20220224-0021492

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.

My Commission Expires:

9-6-22

Notary Public

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit A

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 11, of Block "F" in the Subdivision of the Hulme (incorrectly spelled "Hulume" on previous deed) Farm, known as Hadley Bend City, a plat of which subdivision being filed for record March 13, 1918 and of record in Book 421, Page 120, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Tim Watkins Revocable Trust, dated June 5, 2019, Tim Watkins as Trustee, by deed from Tim Watkins, dated 06/06/2016, of record in Instrument No. 20190625-0061236, said Register's Office.

Being a portion of the same property conveyed to VERY GOOD PROPERTIES, LLC D/B/A HOPEWELL PROPERTIES by Quitclaim Deed from Gregg Garner, Dated 02/24/2021, of record in Instrument Number 20210301-0025536, said Register's Office for Davidson County, Tennessee.