Karen Johnson Davidson County
Batch# 816951 DEEDQC
03/07/2022 03:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220307-0025871

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Ottinger Law Group, PLLC 3835 Cleghorn Ave., Ste 250 Nashville, TN 37220 Attn: Talbott Ottinger	The actual consideration or value, whichever is greater, for this transfer is $0.00. Logan Cass Affiant Subscribed and sworn to before me, this the 4th day of March, 2022. Notary Public Jodean M. King My commission expires: 7/22/2025

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Address of New Owner(s):	**Send Tax Bills to:**	**Map & Parcel:**
107 Harding Partners LLC PO Box 24512 Nashville, TN 37202	New Owner	130-01-0-190.00

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **HARDING PIKE PROPERTIES**, a Tennessee general partnership ("Grantor"), does hereby quitclaim, transfer and convey unto **107 HARDING PARTNERS, LLC,** a Tennessee limited liability company, ("Grantee") its successors and assigns, all of Grantor's right, title and interest in and to a certain portion of real estate located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A hereto and incorporated herein (the "Property").

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

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed to be effective for all purposes as of the 4th day of March, 2022.

GRANTOR:

HARDING PIKE PROPERTIES,
a Tennessee general partnership

By: Nell's Corner, Inc.
Its: Managing General Partner

By: Katherine Baker Gaston
Katherine Baker Gaston
Its: President

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

Before me, the undersigned Notary Public, in and for the state and county aforementioned, personally appeared Katherine Baker Gaston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Nell's Corner, Inc., the Managing General Partner of Harding Pike Properties, a Tennessee general partnership, the within named grantor and that such person acting as the President of the Managing General Partner executed the foregoing instrument for the purposes therein contained, on behalf of the foregoing entity.

WITNESS my hand and seal at office this March 3, 2022.

Notary Signature

My Commission Expires: 1-3-2023

Seal

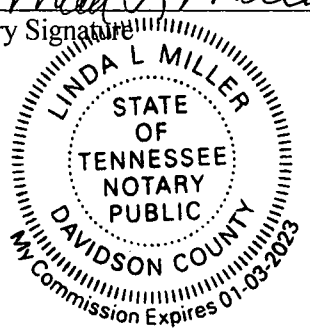


Exhibit A

Legal Description

Being Lot No.3 on the Final Plat of the Katherine Baker Subdivision, First Revision, of record in Plat Book 9700, Page 776, also shown as Parcel 190.00 on Davidson County Property Map 130-01 and being more particularly described as follows:

Beginning at an Iron Rod (New) on the southerly right-of-way of Harding Place, being the northwest corner of the Belle Meade Country Club property, of record in Deed Book 4599, Page 972, Register's Office for Davidson County, Tennessee and being the northeast corner of the herein described tract;

Thence, following the westerly boundary of said Belle Meade Country Club property, South 19 Degrees 33 Minutes 49 Seconds West, 110.68 Feet to an Iron Rod (Old) on the northerly boundary of the Harding Pike Properties, L.P. property, of record in Deed Book 11273, Page 187, Register's Office for Davidson County, Tennessee;

Thence, following the northerly boundary of said Harding Pike Properties, L.P. property, North 70 Degrees 22 Minutes 11 Seconds West, 68.00 Feet to a point on the easterly slope of Vaughns Gap Branch;

Thence, North 19 Degrees 33 Minutes 49 Seconds East, 111.90 Feet to an Iron Rod (New) on the southerly right-of-way of Harding Place, being the northeast corner of said Harding Pike Properties, L.P. property;

Thence, following the southerly right-of-way of Harding Place, South 69 Degrees 20 Minutes 29 Seconds East, 68.01 Feet to the Point of Beginning.

Containing 7,567 square feet or 0.17 acres.

Being part of the same property conveyed to Harding Pike Properties, L.P., a Tennessee limited partnership, of record in Deed Book 11273, Page 197, Register's Office for Davidson County, Tennessee.

The said Harding Pike Properties, L.P., a Tennessee limited partnership having since merged into and become known as Harding Pike Properties, a Tennessee general partnership, as evidenced by Certificate of Merger in Instrument No. 199912280307337, said Register's Office.

Being the same property conveyed to 107 Harding Partners, LLC, a Tennessee limited liability company by Special Warranty Deed from Harding Pike Partners, of record in Instrument No. 20220307-0025870, Register's Office for Davidson County, Tennessee.