Karen Johnson Davidson County
Batch# 816957 DEEDQC
03/07/2022 03:58:25 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220307-0025877

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 7th day of March, 2022. Notary Public 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:
106 Harding Partners, LLC PO Box 24512 Nashville, TN 37202	New Owner	130-01-0-052.00

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 **106 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.

Linda L Miller
Notary Signature

My Commission Expires: 1.3.2023

Seal



Exhibit A

Legal Description

Being part of Lot No. 160 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Plat Book 421, Pages 94 and 94, also shown as Parcel 52.00 on Davidson County Property Map 130-01 and being more particularly described as follows:

Beginning at an Iron Rod (Old) on the northerly right-of-way of Harding Place, being the southwest corner of the property conveyed to GRH Partnership, of record in Instrument No. 20171023-0108379, Register's Office for Davidson County, Tennessee and being the southeast corner of the herein described tract;

Thence, following the northerly right-of-way of Harding Place, North 65 Degrees 07 Minutes 10 Seconds West, 89.89 Feet to an Iron Rod (Old);

Thence, North 69 Degrees 25 Minutes 08 Seconds West, 34.33 Feet to an Iron Rod (Old), being the southeast corner of the property conveyed to Phillips-Strinich Partners, of record in Deed Book 10472, Page 623, Register's Office for Davidson County, Tennessee;

Thence, leaving said Harding Place and following the easterly boundary of said Phillips-Strinich Partners property with the approximate centerline of Vaughns Gap Branch, North 34 Degrees 28 Minutes 35 Seconds East, 300.20 Feet to a point, being the northeast corner of said Phillips-Strinich Partners property, also being the southeast corner of the property conveyed to Belle Meade Galleria, LLC, of record in Instrument No. 20010827-0092014, Register's Office for Davidson County, Tennessee;

Thence, continuing with the approximate centerline of Vaughns Gap Branch with the easterly boundary of said Belle Meade Galleria, LLC property, North 35 Degrees 45 Minutes 35 Seconds East, 195.00 Feet to a point;

Thence, North 56 Degrees 05 Minutes 35 Seconds East, 53.00 Feet to a point;

Thence, North 81 Degrees 46 Minutes 44 Seconds East, 77.00 Feet to a point at the centerline intersection of Vaughns Gap Branch and Richland Creek, being the northwest corner of the Belle Meade Terrace Condominiums, of record in Plat Book 5200, Page 325, Register's Office for Davidson County, Tennessee;

Thence, following the approximate centerline of Richland Creek with the westerly boundary of said Belle Meade Terrace Condominiums property, South 43 Degrees 29 Minutes 14 Seconds West, 102.00 Feet to a point;

Thence, South 01 Degrees 15 Minutes 35 Seconds West, 105.00 Feet to a point;

Thence, South 19 Degrees 25 Minutes 35 Seconds West, 73.00 Feet to an Iron Rod (New) on the westerly bank of said Richland Creek, being the northeast corner of the aforementioned GRH Partnership property;

Thence, following the northerly boundary of said GRH Partnership property, North 69 Degrees 54 Minutes 25 Seconds West, 65.00 Feet to an Iron Rod (Old), being the northwest corner of said GRH Partnership property;

Thence, following the westerly boundary of said GRH Partnership property, South 26 Degrees 05 Minutes 35 Seconds West, 301.40 Feet to the Point of Beginning.

Containing 53,804 square feet or 1.24 acres.

Being part of the same property conveyed to Harding Pike Properties, L.P., a Tennessee limited partnership, by deed from Katherine Healan Baker, individually, and Suntrust Bank, Nashville, N.A., and Katherine Healan Baker, co-trustees under the will of Thomas B. Baker, Jr., deceased, and not further or otherwise, of record in Deed Book 11273, Page 192, 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 106 Harding Partners, LLC, a Tennessee limited liability company by Special Warranty Deed from Harding Pike Partners, of record in Instrument No. 20220307-0025876, Register's Office for Davidson County, Tennessee.