Karen Johnson Davidson County
Batch# 859745 DEEDQC
05/20/2022 12:30:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220520-0058950

THIS INSTRUMENT PREPARED BY:

Morgan W. Jones, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

Return to:
Karley Wilson
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4348- **TN252202100K**

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL:**
HCA Health Services of Tennessee, Inc. c/o HCA Health Services, Inc. One Park Plaza Nashville, TN 37203	HCA Health Services of Tennessee Inc. c/o HCA Health Services, Inc. Attn: Tax Department One Park Plaza Nashville, TN 37203	127-000-311.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **IMGJ, LLC**, an Arizona limited liability company (hereinafter the "Grantor"), has this day bargained and sold, and does hereby quitclaim, transfer and convey to **HCA HEALTH SERVICES OF TENNESSEE, INC.**, a Tennessee corporation (hereinafter the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described land in Davidson County, Tennessee, to-wit:

[See Exhibit A attached hereto]

This is improved property located at 7734 Highway 70 South, Nashville, Tennessee 37221.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signatures on following page)

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6 day of May, 2022.

IMGJ, LLC,
an Arizona limited liability company

By: Myron Jones
Name: MYRON JONES
Title: AUTHORIZED SIGNATOR

STATE OF Arizona)
COUNTY OF Maricopa)

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared Myron Jones, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Sig. of IMGJ, LLC, the within named bargainor, an Arizona limited liability company, and that he as such Myron Jones, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such _____.

WITNESS my hand and official seal at Mesa, Az County, Maricopa, this 6 day of May, 2022.

Sharon Denise Dugger Sl
Notary Public

My Commission Expires: May 15 2024

SHARON DENISE DUGGER-SIMKINS
Notary Public - Arizona
Maricopa County
Commission # 584432
My Comm. Expires May 15, 2024

4856-5910-1469.1

STATE OF Arizona)
COUNTY OF Maricopa)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 6 day of May, 2022.

Notary Public

My Commission Expires: May 15 2024

SHARON DENISE DUGGER-SIMKINS
Notary Public - Arizona
Maricopa County
Commission # 584432
My Comm. Expires May 15, 2024

4856-5910-1469.1

EXHIBIT A

Legal Description

Being two tracts of land in the western portion of Davidson County. Said tracts lying in the 22nd Council District of Nashville, Tennessee. The first Tract known as a portion of Parcel ID#12700031100 Davidson County Property Assessor and also known as a portion of Lot 1 of the Final Plat of LCD Lots #1 & #2 as recorded in Plat Instrument# 201512210128184 Registers Office Davidson County, Tennessee (R.O.D.C.T.). The second tract is known as of Parcel ID#12700031200 Davidson County Property Assessor and also known as Lot 2 of the Final Plat of LCD Lots #1 & #2 as recorded in Plat Instrument# 201512210128184 Registers Office Davidson County, Tennessee. Tracts are bounded on the south by Right-of-way (R/W) of US Hwy 70 S. (Public R/W varies), on the west by Edward M. Polk, JR., ET UX as recorded in Book 7204, Page 388 R.O.D.C.T., on the north by William W. Foriest as recorded in Book 11375, Page 925 R.O.D.C.T and on the east by R/W of Harpeth Valley Road (Public R/W varies). Tract being described as follows:

POINT OF BEGINNING being a capped rod found rod on the northerly R/W margin of Hwy 70 S. and being the southeast corner of previously mentioned Lot #1; thence with said R/W and a curve to the left having a radius of 949.18 feet, an arc length of 189.09, a central angle of 11 degrees 24 minutes 51 seconds, a chord bearing and distance of North 83 degrees 34 minutes 41 seconds West 188.78 feet to a point at the southwest corner of the property being described, said point also lying 73.96 feet west along said curve from the easterly line of the existing TVA easement at the intersection of US Hwy 70 S.; thence leaving said R/W North 9 degrees 16 minutes 46 seconds West 216.75 feet to a capped rod found; thence North 35 degrees 46 minutes 07 seconds East 154.37 feet to a capped rod found; thence North degrees 13 minutes 47 seconds East 116.11 feet to a capped rod set; thence South 83 degrees 52 minutes 38 seconds East 217.58 feet to a found concrete monument in the westerly R/W margin of Harpeth Valley Road; thence with said margin South 5 degrees 30 minutes 22 seconds East 162.59 feet to a capped rod set; thence continuing with a curve to the right having a radius of 634.54 feet, an arc length of 263.21 feet, a central angle of 23 degrees 46 minutes 00 seconds, a chord bearing and distance of South 6 degrees 02 minutes 33 seconds West 261.33 feet to a found concrete monument; thence North 83 degrees 26 minutes 44 seconds West 57.10 feet to a ½ capped rod set; thence South 17 degrees 00 minutes 16 seconds West 36.0 feet to a capped iron rod found on the northerly margin of US Hwy 70 S; thence with said R/W and a curve to the left having a radius of 949.18, an arc length of 75.90 feet, a central angle of 4 degrees 34 minutes 53 seconds, a chord bearing and distance of North 75 degrees 34 minutes 50 seconds West 75.87 feet to the point of beginning.

Containing 147,425 square feet or 3.38 acres more or less.

Being a portion of the same property conveyed to IMGJ, LLC, by Substitute Trustee's Deed dated and recorded March 19, 2019, of record in Instrument No. 201903190025117, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Kimberly Hogan, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 6, 2022 (date of document).

K Hogan
Affiant Signature

May 16, 2022
Date

State of GA

County of Cobb

Sworn to and subscribed before me this 16th day of May, 2022.

Raquel Hampton
Notary's Signature

MY COMMISSION EXPIRES: 8/10/2023

NOTARY'S SEAL

