Karen Johnson Davidson County
Batch# 866344 DEEDQC
06/02/2022 11:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220602-0063760

2nd

Address New Owner	Map-Parcel Number(s)	Send Tax Bills To
Al Menah Shriners 1604 Elm Hill Pike Nashville, Tennessee 37214	106-00-0-161.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street Suite 700 Nashville, Tennessee 37203 (BRS)		

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 consideration, the receipt and sufficiency of which is hereby acknowledged and agreed, **MAGNOLIA ELM HILL PARTNERSHIP L.P.**, a Tennessee limited partnership ("***Grantor***"), hereby transfers, sells, assigns, and quitclaims to **AL MENAH SHRINERS** , a Nonprofit Mutual Benefit Corporation organized and existing under the laws of the State of Tennessee (the "***Grantee***"), Grantee's successors and assigns, all of that certain real property more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "***Property***").

This is improved property located 1604 Elm Hill Pike, Nashville, Davidson County, Tennessee.

This conveyance of the Property is made expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Fidelity National Title Ins Co.
By: [signature]
Affiant

Subscribed and sworn to before me this 26th day of May, 2022.

BRANDY GOMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[signature]
Notary Public
My Commission Expires: 5-5-25

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 26th day of May, 2022.

GRANTOR:

MAGNOLIA ELM HILL PARTNERSHIP L.P.
a Tennessee limited partnership

By: _____
Name: Ben Bonner
Title: Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ben Bonner, 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 Representative of Magnolia Elm Hill Partnership L.P., the within named bargainor, and that as such Authorized Representative, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as such Authorized Representative.

Witness my hand and seal this 26th day of May, 2022.

_____
Notary Public
My commission expires: 9·2·24

BROOKS R. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 2. 2024

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being more completely described as follows:

Beginning at a 1/2" iron rod w/cap inscribed, " C MCGILL RLS 2699 on the northerly right of way of Elm Hill Pike, an 84 foot right of way; thence S 80°46'44" W 221.01 feet along the right of way to a 1/2" iron rod w/cap inscribed, " C MCGILL RLS 2699; thence continuing along the right of way with a curve to the right with a Radius of 958 feet, an Arc of 43.94 feet, a Delta Angle of 02°37'40", a Chord Bearing of S 82°05'32" W , and a Chord Distance of 43.93 feet to 1/2" iron rod found on the north right of way at the southwest corner of this property, and the southeast corner of SCATES INVESTMENTS, LLC, INSTR. NO. 20070803 0092972; thence along Scates' east line N00°46'19" W 297.98 feet to a found 5/8" iron rod with cap inscribed, " BWSC" at the northwest corner of this parcel ; thence continuing along Scates' south line N 88°52'52" E 271.39 feet to a 1/2" iron rod with cap inscribed, " BWSC" at Scates's southeast corner, the southwest corner of CAPAX, LLC, INSTR. NO. 20150825 0085762, the northwest corner of S & T VENTURES, INSTR. NO. 20030729 0106868; thence with S&T Ventures S 01°07'23" E 10 feet to a MAG Nail with disc inscribed," Cliff McGill RLS 2699"; thence continuing with S&T S 88°52'49" W 55.17 feet to a 1/2" iron rod in S&T's west line; thence with S&T's west line S 09°20'59" E 254.09 feet to the Point Of Beginning containing 1.55 acres per survey of Cliff McGill RLS 2699 dated 5/12/2022.

Being the same property conveyed to Magnolia Elm Hill Partnership L.P., a Tennessee limited partnership by Special Warranty deed from Tennessee Chapter Associated Builders and Contractors, Inc., a Tennessee nonprofit corporation of record in Instrument No. 20211112-0151178 Register's Office for Davidson County, Tennessee, dated September 29, 2021 and recorded on November 12, 2021.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 5/26/22 (date of document).

Affiant Signature

5/27/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

