Karen Johnson Davidson County
Batch# 867094 DEEDQC
06/03/2022 12:42:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220603-0064377

QUITCLAIM DEED

FROM: 18th & Patterson Nashville, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: 18th & Patterson Nashville, LLC

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
		092-12-0-144.00
		092-12-0-145.00
Al. Neyer, LLC	Same	092-12-0-146.00
302 W. Third St., Suite 800		092-12-0-147.00
Cincinnati, OH 45202		092-12-0-149.00
Attn: Asset Management		092-12-0-150.00

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me, this 23rd day of May, 2022.

Notary Public

My Commission Expires: 5-5-25

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **18TH & PATTERSON NASHVILLE, LLC** (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **18TH & PATTERSON NASHVILLE, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The purpose of this conveyance is to establish a single, consolidated tax parcel.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23 day of May, 2022.

GRANTOR:
18TH & PATTERSON NASHVILLE, LLC,
a Delaware limited liability company

By: _____
Name: John Caltagirone
Title: President

STATE OF TEXAS)
COUNTY OF HARRIS)

Before me, Janet L. Crawford, a Notary Public of said County and State, personally appeared John Caltagirone, the President of **18TH & PATTERSON NASHVILLE, LLC**, a Delaware limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Houston, Texas this 13th day of May, 2022.

_____
Notary Public

My Commission Expires: 9-3-2025

JANET L CRAWFORD
Notary Public, State of Texas
Comm. Expires 09-03-2025
Notary ID 7139982

EXHIBIT "A"
Legal Description of the Property

ALIVE HOSPICE PROPERTY
Tract 1

Land in Davidson County, Tennessee, being the northerly 90 feet of Lots Nos. 225 and 226, on the Plan of Boyd Home Tract, as of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said property fronts 100 feet on the southerly margin of Patterson Street and extends back between parallel lines with the westerly margin of 18th Avenue North 90 feet to a dead line.

Being the same property conveyed to Alive Hospice, Inc. by Warranty Deed of record in Instrument No. 20061103-0136790, Register's Office for Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, being parts of Lots Nos. 225 and 226, of the Boyd Home Tract, of record in Book 21, page 39, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of 19th Avenue, North, 90 feet south of the intersection of said Avenue and with the southerly margin of Patterson Street, running thence southwardly along the westerly margin of 18th Avenue, North, 40 feet; thence at right angles westwardly and parallel with the southerly margin of Patterson Street, 100 feet, more or less, to the westerly line of Lot No. 225; thence northwardly, along said westerly line, 40 feet; thence eastwardly at right angles, 100 feet, more or less, to the point of beginning.

Being the same property conveyed to Alive Hospice, Inc. by Warranty Deed of record in Instrument No. 20061103-0136789, Register's Office for Davidson County, Tennessee.

Tract 3

Parcel I:

Land in Davidson County, Tennessee, being the southerly forty (40) feet to Lot Nos. 225 and 226, as shown on the map entitled the plan of Boyd's Home Tract, of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Parcel II:

Land in Davidson County, Tennessee, being Lot No. 224 in the Boyd Home Tract, fronting 50 feet on the South side of Patterson Street, formerly Cumberland Street, in Nashville, Tennessee, and running at right angles southerly one hundred seventy (170) feet to an alley.

Parcel III:

Land in Davidson County, Tennessee, being Lot(s) No. 223, as shown on the map entitled the plan

of Boyd Home Tract, of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alive Hospice, Inc. by Warranty Deed of record in Instrument No. 20081231-0124006, Register's Office for Davidson County, Tennessee.

All of the above Tracts 1 – 3 of the Alive Hospice Property being the same property conveyed to 18TH & PATTERSON NASHVILLE, LLC, a Delaware limited liability company by Special Warranty Deed from Alive Hospice, Inc. of record in Instrument No. 20220531-0062508, in the Register's Office for Davidson County, Tennessee, dated May 23, 2022 and recorded on May 31, 2022.

RON LIMB PROPERTY

Tract One

Land in Davidson County, Tennessee, Being Lot No. 221 on the plan of Boyd Home Tract as of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot 221 fronts 50 feet on the Southerly side of Patterson Street and runs back between parallel lines 170 feet to an alley.

Tract Two

Land in Davidson County, Tennessee, Being Lot No. 222 on the plan of Boyd Home Tract as of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 222 fronts 50 feet on the Southerly side of Patterson Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Ron Limb by Special Warranty Deed from John W. Nelley, Jr, Trustee of the Mary Lindsay Polk Stone Trust of record in Instrument No. 20050623-0072458 , in the Register's Office for Davidson County, Tennessee, dated June 17, 2005 and recorded on June 23, 2005.

Both Tract 1 and Tract 2 of the above Ron Limb Property being the same property conveyed to 18TH & PATTERSON NASHVILLE, LLC, a Delaware limited liability company by General Warranty Deed from Ron Limb of record in Instrument No. 20220531-0062555, in the Register's Office for Davidson County, Tennessee, dated May 20, 2022 and recorded on May 31, 2022.

ALL OF THE ABOVE COMBINED TRACTS ALSO BEING DESCRIBED AS FOLLOWS:

Being a tract of land lying in Davidson County, Tennessee, also being Lots 221-226, on the plan of the Boyd Home Tract, as of record in Plat Book 21, Page 39, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set at the intersection of the southerly right-of-way line of Patterson Street and the westerly right-of-way line of 18th Avenue North;

Thence leaving the southerly right-of-way line of Patterson Street with the westerly right-of-way line of 18th Avenue North, South 30 deg 46 min 21 sec East, 170.00 feet to an iron rod set at the intersection of the westerly right-of-way line of 18th Avenue North and the northerly right-of-way line of Alley No. 377;

Thence leaving the westerly right-of-way line of 18th Avenue North with the northerly right-of-way line of Alley No. 377, South 59 deg 03 min 02 sec West, 299.47 feet to an existing pk nail at a corner common with DRG 1817 Patterson, LP, as of record in Deed Instrument No. 20170620-0061718, at said Register's Office;

Thence leaving the northerly right-of-way line of Alley No. 377, with the easterly property line of DRG 1817 Patterson, LP, North 30 deg 47 min 42 sec West, 170.36 feet to an existing iron rod on the southerly right-of-way line of Patterson Street;

Thence with the southerly right-of-way line of Patterson Street, North 59 deg 07 min 28 sec East, 299.57 feet to the point of beginning, containing 50,975 square feet (1.17 acres more or less).

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 23, 2022 (date of document).

Affiant Signature

May 23, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of May, 2022.

Notary's Signature

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY