This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 869052 **DEEDQC**
06/09/2022 01:17:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220609-0065878

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
C&H Properties, LLC P.O. Box 90680 Nashville, TN 37209	New Owner	044 05 0 249.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **HC Holdings, LLC, a Tennessee limited liability company,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **C&H Properties, LLC, a Tennessee Limited Liability Company,** the **Grantee** herein, its successors and assigns, all of its right, title, and interest in and to the following described real property in Davidson County, Tennessee:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 52 on a Map of a part of Rayon City, Old Hickory, Tennessee, of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee; and being more particularly described as follows, according to a survey done on April 24, 2020 by Surveyor Clint T. Elliot, TN RLS #2347:

Commencing at the intersection of the northerly right-of-way line of Bridgeway Avenue, width varies, and the easterly right-of-way line of Ensley Avenue, 60 feet in width; Thence with a curve to the right having a radius of 1460.91 feet, a curve length of 49.40 feet and a chord bearing and distance of North 54 deg 06 min 31 sec East, 49.40 feet to a corner common with Lots 52 and 53 on the aforesaid Map of a part of Rayon City, being the true point of beginning for this tract; Thence leaving the northerly right-of-way line of Bridgeway Avenue with the easterly line of Lot 53, North 13 deg 46 min 06 sec West, 150.39 feet to the southerly line of Lot 58 Map of a part of Rayon City; Thence with the southerly line of aforesaid Lot 58, North 56 deg 51 min 03 sec East, 26.63 feet to a corner common with Lot 51 Map of a part of Rayon City; Thence with the westerly line of Lot 51, South 23 deg 14 min 45 sec East, 143.32 feet to the northerly right-of-way line of Bridgeway Avenue; Thence with northerly right-of-way line of Bridgeway Avenue along a curve to the left, having a radius of 1460.91 feet, a curve length of 51.90 feet and a chord bearing and distance of South 56 deg 05 min 42 sec West, 51.89 feet to the point of beginning; containing 5,536 square feet or 0.127 acres more or less.

Being the same property conveyed to HC Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from C&H Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210507-006576, dated May 6, 2021 and recorded on May 7, 2021, Register's Office for Davidson County, Tennessee.

This is improved real property with a mailing address of: 310 Bridgeway Ave., Old Hickory, Tennessee 37138.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 9 day of June, 2022.

HC Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Alex H. Craw, member

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Alex H. Craw**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be a **Member** of **HC Holdings, LLC, a Tennessee Limited Liability Company**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument on behalf of **HC Holdings, LLC,** for the purposes therein contained.

Witness my hand and official seal this the 9 day of June, 2022.

_____
Notary Public

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 9 day of July, 2022.

_____
Notary Public

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

My Commission Expires:_____