This Instrument Prepared By:
C. Palmer Pillans
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, Tennessee 37201

Karen Johnson Davidson County
Batch# 894989 DEEDQC
07/27/2022 11:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220727-0085705

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Elm Hill Pike Investors, LLC P.O. Box 150262 Nashville, Tennessee 37215	Elm Hill Pike Investors, LLC P.O. Box 150262 Nashville, Tennessee 37215	10701000900

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **T&C Hawkins Family Trust dated December 11, 2019** ("Grantor") does hereby quitclaim and convey unto **Elm Hill Pike Investors, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, a twenty percent (20%) undivided co-tenancy interest in and to a certain tract or parcel of land located in Davidson County, Tennessee as described on Exhibit A, which is attached hereto and made a part hereof. This is improved property known as 1826 Elm Hill Pike, Davidson County, Nashville, Tennessee 37210-3710.

IN WITNESS WHEREOF, Grantor has caused this instrument to be effective as of the 18th day of July, 2022.

T&C Hawkins Family Trust
dated December 11, 2019

By: _____
Its: Trustee

STATE OF ~~TENNESSEE~~)Florida
COUNTY OF ~~DAVIDSON~~) Lake

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Todd Hawkins, 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 Trustee of T&C Hawkins Family Trust dated December 11, 2019, the within named bargainor, and that he as such Trustee, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee of T&C Hawkins Family Trust dated December 11, 2019.

Witness my hand, at office, this 18 day of July, 2022.

FELICITY PINKSTAFF
MY COMMISSION # GG 331617
EXPIRES: May 7, 2023

Notary Public

My commission expires: May 7, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00 and no other monetary consideration.

AFFIANT

Subscribed and sworn to before me, this 27th day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 11-6-2023

SHARRON C. COUCH
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP. NOV. 6, 2023
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF METROPOLITAN INDUSTRIAL PARK, SECTION 6, AS OF RECORD IN BOOK 3842, PAGE 178, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY MARGIN OF ELM HILL PIKE AND THE SOUTHEASTERN CORNER OF THE JACKSON COURTYARD & JOHNSTON CONCRETE PROPERTY, AS OF RECORD IN INSTRUMENT NO. 20010228-0018822, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(1) THENCE ALONG ELM HILL PIKE, S 21 DEGREES, 25 MINUTES, 06 SECONDS W, 227.00 FEET TO A CONCRETE MONUMENT;

(2) THENCE LEAVING ELM HILL PIKE N 70 DEGREES, 46 MINUTES, 00 SECONDS W, 299.76 FEET TO AN IRON PIN;

(3) THENCE N 21 DEGREES, 21 MINUTES, 41 SECONDS EAST, 238.24 FEET TO AN IRON PIN;

(4) THENCE S 68 DEGREES, 37 MINUTES 04 SECONDS EAST, 299.78 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED T&C HAWKINS FAMILY TRUST DATED DECEMBER 11, 2019, BY QUITCLAIM DEED DATED JANUARY 1, 2021 FROM ELM HILL PIKE INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20210201-0014343, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Certificate of Authenticity

I, Adam F. Harrer, 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 July 18, 2022.

Date

Affiant Signature

07/27/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of July, 20 22.

Lucretia Albert

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

