Karen Johnson Davidson County
Batch# 896351 DEEDQC
07/29/2022 03:29:25 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220729-0086795

THIS INSTRUMENT PREPARED BY:
Robert R. Campbell, Jr., Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Hill West End, LLC
c/o H.G. Hill Realty Company, LLC
3011 Armory Drive, Suite 130
Nashville, Tennessee 37204

SEND TAX BILL TO:
Same

MAP-PARCEL NO.:
104-020-329.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **H.G. HILL REALTY COMPANY, LLC**, a Tennessee limited liability company (the "Grantor"), does hereby quitclaim and convey unto **HILL WEST END, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to those certain tract(s) or parcel(s) of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter, the "Property").

This is improved property located at 2900 West End Avenue, Nashville, Davidson County, Tennessee 37203.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

[*signature page follows*]

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed effective as of the 29th day of July, 2022.

GRANTOR:

H.G. HILL REALTY COMPANY, LLC
a Tennessee limited liability company

By: _____
Name: Celeste Patterson
Title: President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Celeste Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the President of **H.G. HILL REALTY COMPANY, LLC**, the within named bargainor, a Tennessee limited liability company, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as President.

Witness my hand and seal, this the 29th day of July, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 3/6/24

DEBBIE DICKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me
this 29th day of July, 2022.

Notary Public

My Commission Expires: 3/6/24

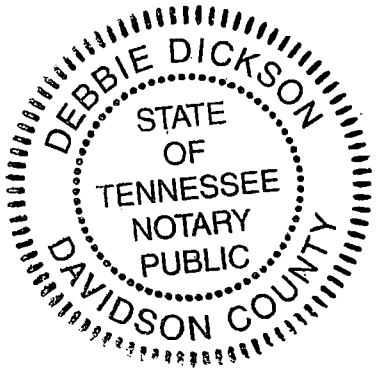


EXHIBIT A

Property Description

TRACT ONE

Land situated in Davidson County, Tennessee, described as follows:

(a) That part of Lot Number One (1) in Rachel D. Foote's Sub-Division of Lot Number Forty Three (43) of the Boyd Home Tract, not of record, and not taken by the City of Nashville to widen West End Avenue, described as follows:

Beginning at the northwest corner of West End Avenue, as widened, and Twenty-Ninth Avenue, North (formerly Vernon Avenue) thence with the northerly margin of West End Avenue, as Widened, westerly, Seventy-One (71) feet, more or less, to the line between Lots No. 1 and 2 on the said plan; thence with said line, northerly, one hundred eighty six and one fourth (186 ¼) feet to the northwest corner of said Lot No. 1; thence with the north line of said lot, easterly, sixty eight (68) feet to the westerly margin of twenty ninth Avenue, North; thence the westerly margin of said Avenue, southerly, one hundred, seventy one and five-tenths (171.5) feet to the beginning.

(b) Being the easterly half of Lot No. 2 on the Subdivision of Lot No. 43 on the original plan of Cockrill Spring Tract, which Plan is of record in the Register's Office of Davidson County, Tennessee, in Book 21, Page 41, said Easterly half of Lot No. 2 begins at a point on the northerly margin of West End Avenue, as widened, at the corner of Lots Nos. 1 and 2 on said margin; thence with the line between said lots northerly 186 1/4 feet to Reynolds' south lien, thence with said line westerly 34 feet to a point, being the center of said northern margin of Lot No. 2; thence southerly with the center line of Lot No. 2, said line being parallel with line between said Lots Nos. 1 and 2, 193 feet, more or less to the northerly margin of West End Avenue, as widened, thence easterly 35 feet more or less to the beginning.

(c) Being the westerly half of Lot No. 2 in the Subdivision of Lot No. 43 on the Original Plan of Cockrill Spring Tract, which plan is of record in the Register's Office for Davidson County, Tennessee, in Book No. 21, Page 41, said westerly half of Lot No. 2 begins at a point on the northerly margin of West End Avenue, as widened, at the corner of Lots Nos 2 and 3, on said margin, thence with the line between said two Lots 199-8/10 feet to Reynold's south line, thence with said line easterly 34 feet to a point, being the center of said northern margin of Lot No. 2 thence southerly with the center lien of said Lot No. 2 said lien being parallel with the line between Lots Nos 2 and 3, 133 feet more or less to the northerly margin of West End Avenue, as widened, thence westerly 35 feet more or less to the beginning.

Being part of the same property conveyed to H. G. Hill Company, a corporation by deed recorded Jan. 24, 1927 from H.G. Hill Company of record in Book 752, Page 528, in the Register's Office of Davidson County, Tennessee.

TRACT TWO

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot "A" in the Subdivision of Cornelia N. Payne's Subdivision of the North Part of Lot Number 43 in the Boyd Cockrill Spring Tract, as of record in Book 57, Page 68, of the Register's Office for Davidson County, Tennessee.

Said Lot "A" fronts Seventy-Five (75) feet on the westerly side of 29th Avenue North, and runs back between parallel lines, 272 feet to a dead line and measures 75 feet, more or less thereon.

Being the same property conveyed to H. G. Hill Realty Company by deed of record in Book 939, Page 139, in the Register's Office of Davidson County, Tennessee.

TRACT THREE

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of Cornelia N. Payne's Subdivision of the northerly part of Lot No. 43, Boyd Cockrill Spring Tract, as of record in Book 57, Page 68, Register's Office for said County, described as follows:

Beginning on the westerly margin of 29th Avenue North, formerly Vernon Avenue, at the southeast corner of Lot No. 2; thence with the southerly line of said Lot No. 2 westwardly 150 feet to the southeast corner of an alley, continuing in the same direction and with the southerly margin of said alley 96 feet, in all 246 feet, to the beginning of a curve; thence around said curve with a radius of 20 feet southwestwardly 31.42 feet to the easterly margin of an alley, as widened; thence with said alley southwardly 30 feet; thence eastwardly 266 feet to the westerly margin of 29th Avenue North; thence with said Avenue northwardly 50 feet to the beginning.

Being the same property conveyed to H. G. Hill Realty Company by deed from E. C. Johnson and wife, Ernestine Johnson of record in Book 2145, Page 355, in the Register's Office of Davidson County, Tennessee.

TRACT FOUR

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Cornelia N. Payne's Subdivision of the northerly part of Lot No. 43, Boyd Cockrill Spring Tract, as of record in Book 57, Page 68, Register's Office for said County, described as follows:

Beginning on the westerly margin of 29th Avenue North, formerly Vernon Avenue, at the southeast corner of Lot No. 2; thence with the southerly line of said Lot No. 2 westwardly 150 feet to the southeast corner of an alley, continuing in the same direction and with the southerly margin of said alley 96 feet, in all 246 feet, to the beginning of a curve; thence around said curve with a radius of 20 feet southwestwardly 31.42 feet to the easterly margin of an alley, as widened; thence with said alley southwardly 30 feet; thence eastwardly 266 feet to the westerly margin of 29th Avenue north; thence with said Avenue northwardly 50 feet to the beginning.

Being the same property conveyed to H. G. Hill Realty Company by deed from E. C. Johnson and wife, Ernestine Johnson of record in Book 2271, Page 17, in the Register's Office of Davidson County, Tennessee.