Karen Johnson Davidson County
Batch# 954453 DEEDQC
12/22/2022 11:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221222-0132129

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Cordelia Maxwell, Andrea Jones and Benjamin G Maxwell, Jr.** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Davidson Healthcare Properties, Inc., a Georgia For Profit Corporation,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

BEING A PARCEL OF LAND THE 31ST COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL LYING IN THE SOUTHERN PORTION OF DAVIDSON COUNTY, TENNESSEE. SAID PARCEL BOUNDED ON THE SOUTH BY PUBLIC RIGHT-OF-WAY (R/W) OF BELL ROAD (PUBLIC R/W VARIES),, ON THE WEST BY A RESUBDIVISION OF LOTS 5 THRU 9 BELL HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 5210, PAGE 70 REGISTERS OFFICE DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.), ON THE NORTH BY PUBLIC R/W OF BENZING ROAD(25' PUBLIC R/W) AND ON THE EAST BY EMMA J. JOHNSON AS RECORDED IN WILL BOOK 91, PAGE 325 R.O.D.C.T., GLORIA & VALERIE JOHNSON AS RECORDED IN BOOK 6964, PAGE 638 R.O.D.C.T. AND DARYOOSH HAJIZADEH ET AL AS RECORDED IN INSTRUMENT 2003041610050972 R.O.D.C.T. SAID PARCEL BEING DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF THE PARCEL BEING DESCRIBED BEING A CAPPED ROD SET ON THE NORTHERLY R/W OF BELL ROAD; THENCE WITH SAID R/W MARGIN AND A CURVE TO THE RIGHT HAVING A RADIUS OF 912.93 FEET, AN ARC LENGTH OF 475.27 FEET, A CENTRAL ANGLE OF 29°49'42", AND A CHORD BEARING AND DISTANCE OF NORTH 72°54'55" EAST 469.92 FEET TO A CAPPED ROD SET; THENCE LEAVING SAID R/W NORTH 4°17'46" WEST 236.63 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 22°12'29" EAST 363.95 FEET TO A CAPPED ROD SET; THENCE NORTH 45°07'29" EAST 20.06 FEET TO A CAPPED ROD SET; THENCE NORTH 11°57'31" WEST 8.91 FEET TO A CAPPED ROD SET ON THE SOUTHERLY R/W OF BENZIG ROAD; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 55.85 FEET, AN ARC LENGTH 96.45 FEET, A CENTRAL ANGLE OF 98°56'30", AND A CHORD BEARING AND DISTANCE OF NORTH 73°37'03" EAST 84.90 FEET TO A CAPPED ROD SET; THENCE CONTINUING WITH SAID R/W MARGIN AND A CURVE TO THE RIGHT HAVING A RADIUS OF 939.91 FEET, AN ARC LENGTH OF 232.98 FEET, A CENTRAL ANGLE OF 14°12'09", AND A CHORD BEARING AND DISTANCE OF NORTH 34°20'49" EAST 232.39 FEET TO A CAPPED ROD SET; THENCE CONTINUING WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 117.73 FEET, AN ARC LENGTH OF 122.85 FEET, A CENTRAL ANGLE OF 59°47'12", AND A CHORD BEARING AND DISTANCE OF NORTH 73°51'26" EAST 117.35 FEET TO A CAPPED ROAD SET; THENCE SOUTH 77°52'35" EAST 82.06 FEET TO A CAPPED ROD SET; THENCE LEAVING SAID R/W MARGIN SOUTH 05°26'35" WEST 969.28 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINING 8.59 ACRES, MORE OR LESS, AS DISCLOSED ON THAT ALTA/NSPS LAND TITLE SURVEY FOR DAVIDSON HEALTHCARE PROPERTIES, INC., DATED 12-20-2022, PREPARED BY GULF STATES ENGINEERING, INC., AND BEARING THE STAMP AND SEAL OF DOUGLAS W. BALL-CHANDLER, TN RLS NO. 2588, SAID SURVEY BEING INCORPORATED HEREIN BY REFERENCE.

Being the same property conveyed to Grover B. Maxwell by Warranty deed of record in Book 4824, page 651, Register's Office for Davidson County, Tennessee, recorded on June 13, 1974.

Grover B. Maxwell having since died on or about January 19, 2021. Leaving Cordelia Maxwell, Andrea Jones and Benjamin G Maxwell, Jr. as his heirs by Affidavit of Heirship recorded in Instrument No. 20210720-0097437. Grantors warrant that this property is not their primary residence.

IN TESTIMONY WHEREOF I/we have executed this instrument the 21 day of **December, 2022.**

Cordelia Maxwell

Andrea Jones

Benjamin G Maxwell, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Cordelia Maxwell, Andrea Jones, Benjamin G Maxwell, Jr., with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21 day of December, 2022.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 21 day of **December, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

PROPERTY ADDRESS:	**1511 Bell Rd., Nashville, TN 37211**
TAX PARCEL NO.:	**162-00-0-068.00**
PROPERTY OWNER:	**Davidson Healthcare Properties, Inc**
OWNER'S ADDRESS:	**1626 Jeurgens Ct Norcross GA 30093**
MAIL TAX BILLS TO:	**new owner**

Certificate of Authenticity

I, Nelson White, 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 12/21/2022.

Affiant Signature

12/21/2022
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 21 day of December, 2022.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25