Karen Johnson Davidson County
Batch# 998909 DEEDQC
05/03/2023 08:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230503-0032631

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims PLC (TEG)
150 Third Avenue South, Suite 2800
Nashville, TN 37201

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
NHC HealthCare/Heartland, LLC 100 E. Vine Street Murfreesboro, TN 37130	NHC HealthCare/Heartland, LLC 100 E. Vine Street Murfreesboro, TN 37130	085-00-0-071.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lakeshore Estates, Inc., a Tennessee non-profit corporation (the "Grantor"), hereby quitclaims to NHC HealthCare/Heartland, LLC, a Tennessee limited liability company, and its successors and assigns (the "Grantee"), all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated by reference herein, and any and all personal property located thereon.

Being the same real property conveyed to Grantor by deed dated July 21, 1996 from Wallis Baird, Frank Batson, William E. Baucom, Jr., W.B. Bennett, Jim Mann Bevans, Mel Brown, William M. Bryant, Neal Harrell, Willett R. Holman, Dan E. Midgett and David T. Whitefield, Elders and Trustees for Donelson Church of Christ of record in Book 10142, page 584, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3025 Fernbrook Lane, Nashville, Tennessee 37214.

[*Signature page follows.*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 28 day of April 2023.

Lakeshore Estates, Inc.,
a Tennessee nonprofit corporation

By: W. Blake Brock
Name: BLAKE BROCK
Title: CHAIRMAN

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared W. Blake Brock, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chairman of Board of Lakeshore Estates, Inc., a Tennessee nonprofit corporation, the within named bargainor, and that he as such Chairman, being authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing the name of the corporation by himself as such Chairman.

Witness my hand and seal this the 28 day of April, 2023.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

John Gregory Hardeman
Notary Public

My Commission Expires:

STATE OF TENNESSEE)

COUNTY OF ~~SHELBY~~)
Williamson - CW

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 28th day of April, 2023.

Notary Public

ANN ELIZABETH CHUNN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

8.3.23

Exhibit A

SITUATED land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat Heartland Christian Tower at Lakeshore Estates, as recorded in Instrument Number (Inst. No.) 200507010076239, Register's Office for Davidson County (RODC), Tennessee, being more particularly described as follows:

BEGINNING at an iron pin located at the southwest corner of the intersection of Heartland Drive and Fernbrook Lane; thence along line in common with Metro Gov't (Inst. No. 201205150041806, rodc) South 11 deg. 24 min. 53 sec. East, 346.43 feet to an existing iron rod, being the northeast corner of Heartland Christian (Inst. No. 201205150041806, RODC); thence leaving Metro Gov't, along line in common with Heartland Christian the following two (2) courses: South 78 deg. 35 min. 07 sec. West, 265.15 feet to a set iron rod; thence North 82 deg. 52 min. 16 sec. West, 233.42 feet to a set iron rod, on the line in common with King (Inst. No. 201205150041806, RODC); thence along said line in common with King, North 43 deg. 35 min. 21 sec. West, 239.84 feet to a set iron rod, in the south right of way line of Fernbrook Lane; thence along said right of way line the following four (4) courses:
North 46 deg. 23 min. 27 sec. East, 84.50 feet to an existing iron rod and point on a curve; thence along said curve, to the right with an arc length of 179.84 feet, radius of 320.00 feet, with a chord bearing and distance of
North 62 deg. 29 min. 27 sec. East, 177.48 feet, to a set iron rod; thence
North 78 deg. 35 min. 27 sec. East, 347.13 feet to an existing iron rod and point on a curve; thence along said curve, to the right with an arc length of 39.11 feet, radius of 25.38 feet, with a chord bearing and distance of
South 56 deg. 24 min. 40 sec. East, 35.36 feet, to the POINT OF BEGINNING.

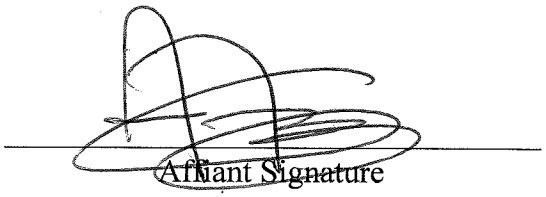
Containing 189,506 square feet, or 4.350 acres, more or less.

The foregoing description was prepared for that certain ALTA/NSPS Land Title Survey dated April 19, 2023 by Leah M. Metcalf, TN RLS No. 3430, S&ME, 658 Grassmere Park Drive, Suite 100, Nashville, Tennessee 37211.

35562805.2

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 April 28, 2023 (date of document).



Affiant Signature

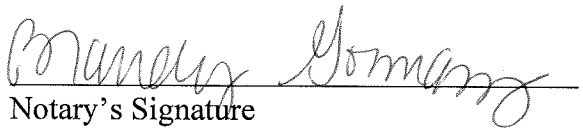
April 28, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of April, 2023.



Notary's Signature

My Commission Expires: 5-5-25

