Karen Johnson Davidson County
Batch# 1004298 DEEDQC
05/17/2023 12:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230517-0036967

QUITCLAIM DEED

FROM: HNP Properties

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: 2526 8th Ave S, LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
2526 8th Ave S, LLC 421 East Iris Drive, Suite 300 Nashville, TN 37204	Same	Map 118, Parcel 195.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant Wm R. Hostetler

Sworn to and subscribed before me, this 16th day of May, 2023.

Notary Public

My Commission Expires: 7/7/25

JENNIFER JAFARI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES 7-7-2025

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 considerations, the receipt of which is hereby acknowledged, HNP Properties, a Tennessee general partnership (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto 2526 8th Ave S, LLC, a Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any and all improvements thereon.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 16th day of May, 2023.

GRANTOR: HNP Properties,
a Tennessee general partnership

By: _____ Trustee
William R. Hostettler, as Trustee of the William R. Hostettler Trust u/a/d May 2, 2008, General Partner

By: _____
Carl A. Neuhoff, Jr., General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William R. Hostettler 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 the William R. Hostettler Trust u/a/d May 2, 2008, General Partner of HNP Properties, the within named bargainor, a Tennessee general partnership, and that he as such Trustee of the General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Trustee of the General Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 15th day of May, 2023.

Jennifer Jafari
Notary Public

My Commission Expires: 7/7/25

JENNIFER JAFARI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY EXPIRES 7-7-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Carl A. Neuhoff, Jr., 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 General Partner of HNP Properties, the within named bargainor, a Tennessee general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as the General Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 15th day of May, 2023.

Jennifer Jafari
Notary Public

My Commission Expires: 7/7/25

JENNIFER JAFARI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY EXPIRES 7-7-2025

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land lying in Metropolitan Nashville, Davidson County, Tennessee, being Lot Numbers 20, 21 & 22 of the Plan of George I. Waddey's Subdivision of Westwood, of record in Book 332, Page 99, Register's Office for Davidson County, Tennessee, and described according to a survey made by Ragan Smith-Associates, Inc., bearing project No. 95-041, Work Order No. 4835, dated March 21, 1995, as follows:

Beginning at a cotton spike set on the easterly margin of Franklin Pike, said point lying 150 feet northerly as measured along the easterly margin of Franklin Pike from the northerly margin of Biloxi Avenue; thence with said easterly margin; North 15° 30' 00" West, a distance of 149.89 feet to a PK nail set; thence leaving Franklin Pike, North 74° 30' 00" East, a distance of 168.74 feet to an existing iron pin on the westerly margin of a 15 feet alley; thence with said alley; South 15° 30' 00" East, a distance of 149.89 feet to an existing iron pin; thence leaving said alley; South 74° 30' 00" West, a distance of 168.74 feet to the POINT OF BEGINNING.

Being the same property conveyed to H.N.P. Properties, a Tennessee general partnership, by Deed from Lee's Company Operations, Inc., a Georgia corporation, of record as Instrument No. 20040601-0064099, Register's Office for Davidson County, Tennessee, dated May 28, 2004.

H.N.P. PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP further conveyed said property by Quitclaim Deed unto HNP PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20120629-0057291, dated June 28, 2012, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, C. Mark Carver, 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 May 16, 2023.

5/16/2023
Date

C. Mark Carver
C. Mark Carver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of May, 2023.

Kitty W. Martin
Notary Public

My Commission Expires: 10/2/2023

