QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1007985 **DEEDQC**
05/26/2023 08 46 37 AM 3 pgs
Fees $17 00 Taxes $0 00

20230526-0039740

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 (ZERO)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES 9-2-2024

(AFFIX SEAL)

My Commission Expires September 2, 2024

THIS INSTRUMENT WAS PREPARED BY
Title Center of the South, LLC
783 Old Hickory Boulevard, Suite 110
Brentwood, TN 37027

ADDRESS NEW OWNERS(S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER(S)
Remick Moore	**Owner**	
(NAME) **9021 Hester Beasley Rd**	(NAME)	**168 239.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by the parties, no title search was performed

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, NO CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR NO OTHER GOOD AND VALUABLE CONSIDERATION, ALL OF WHICH IS HEREBY ACKNOWLEDGED, HP HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO REMICK MOORE, UNMARRIED, HEREINAFTER CALLED GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

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

Being a parcel of land in the 35th Councilmanic District of Davidson County, State of Tennessee located North of Hester Beasley road, South of Highway 100, and West of Haselton Road, belonging to Johnny Howell, as shown in Instrument 20021030-0132774 in the Registers Office of Davidson County Tennessee (RODCT), and being shown on Map 168-00 as Parcel (239 00) in Davidson County, and being Tract D on the Lonie Howell Heirs Property, as shown on survey by Boyd B Gibbs, dated August 20, 2002, and being more particularly described as follows

To get to the point of Beginning start at an iron pin on the North margin of Hester Beasley Road, said iron pin being the southwest corner of Parcel (108 00) as shown on Map 168-00, belonging to Roberts, as evidenced in Instrument 20120106-0001704, and said iron pin being the easternmost corner of Parcel (265 00) as shown on Map 168- 00, belonging to Franz, as evidenced in Instrument Number 20051206 - 0146570, thence with the east line of Franz North 10 degrees 07 minutes 20 seconds West a total

distance of 907 90 feet to an iron pin at the northeast corner of Franz, said iron pin being at the southeast corner of Parcel (088 00) as shown on Map 168-00, belonging to Monroe, as evidenced in Instrument 20031020-0154903, and passing an iron pin at 796 40 feet, at the northwest corner of Roberts, said iron pin being at the southwest corner of Parcel (238 00) as shown on Map 168-00, belonging to Binkley, as evidenced in Instrument 20021030-0132776, thence continuing with the east line of Monroe North 05 degrees 18 minutes 00 seconds East, a total distance of 621 40 feet to an iron pin at the southwest corner of Parcel (239 00) as shown on Map 168-00, belonging to Johnny Howell, as evidenced in Instrument 20021030-0132774, said iron pin being the point of BEGINNING, and having passed an iron pin at 323 56 feet, at the northwest corner of Binkley, and said iron pin being at the southwest corner of Parcel (240 00) as shown on Map 168-00, belonging to Maxedon, as evidenced in Instrument 20060511-0055213, and said point of BEGINNING being the southwest corner of the property herein described, and said point of BEGINNING being the northwest corner of said Parcel (240 00), thence,

1 Continuing with the east line of Monroe North 05 degrees 23 minutes 47 seconds East, a distance of 675 85 feet to an iron pin, said iron pin being the southwest corner of parcel (092 00) as shown on Map 168-00, belonging to 8131 Old Harding Pike LLC, as evidenced in Instrument 20160324-0028080, said iron pin also being the northwest corner of the property herein described, thence,

2 With the south line of 8131 Old Harding Pike LLC, South 86 degrees 29 minutes 41 seconds East, a distance 435 96 feet to an iron pin, said iron pin being an interior corner of said Parcel (092 00), said iron pin also being the northwest corner of Parcel (241 00) as shown on Map 168-00, belonging to Howell, as evidenced in Instrument 20111222-0100217, said iron pin also being the northeast corner of the property herein describe thence,

3 With the west line of said Parcel (241 00), South 04 degrees 49 minutes 02 seconds East, a distance of 412 58 feet to an iron pin, said iron pin being the southeast corner of said Parcel (241 00), and said iron also pin being an interior corner of said Parcel (240 00), said iron pin also being the easterly most point of the property herein described, thence,

4 With the northwest line of Maxedon, South 39 degrees 12 minutes 48 seconds West, a distance of 289 37 fee to an iron pin, said iron pin being an interior corner of said Parcel (240 00), and said iron pin also being the southeast corner of the property herein described, thence,

5 With the north line of Maxedon, South 88 degrees 13 minutes 22 seconds West, a distance of 350 58 to an iron pin, the BEGINNING, and having passed an iron pin at 85 00 feet, said pin being the center line of a 50-foot Ingress-Egress Easement

Being the same property as conveyed to HP Holdings, LLC a Tennessee limited liability company from Johnny J Howell Executor and Kisa Lynn Seator, Executor, by Warranty Deed recorded on 08/18/17 in Instrument Number 20170818-0084862, among the land records of Davidson County, TN

Being also known as 9021 Hester Beasley Rd, Nashville, TN 37211

Witness my/our hand(s) this the ____ day of _____, 2023.

HP Holdings, LLC

By REMICK MOORE
Title OWNER

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned notary public of aforesaid and state, personally appeared Remick Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the member of HP Holdings, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company and that as member of the limited liability company, executed the foregoing instrument for the purpose therein contained by personally signing in the name of the limited liability company as member

Witness my hand and official seal, this the 25 day of May, 2023

Notary Public
My commission expires 9-2-2024

CAMESHA RACHEL BECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 2, 2024