Karen Johnson Davidson County
Batch# 1018717 DEEDQC
06/26/2023 08:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230626-0048139

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
GTH Strategic Realty, LLC 2154 Shaw Road Goodlettsville, TN 37072	Same	070 13 071

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, PATRICIA WALL (the "Grantor"), hereby quitclaims and conveys to GTH STRATEGIC REALTY, LLC, a Tennessee limited liability company, all of her right, title and interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 20th day of June, 2023.

Patricia Wall
PATRICIA WALL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Patricia Wall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 20TH day of June, 2023.

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 6, 2024

Mackenzie L. Border
Notary Public
My Commission Expires: Nov. 6, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 20TH day of June, 2023.

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 6, 2024

Mackenzie L. Border
Notary Public
My Commission Expires: Nov. 6, 2024

EXHIBIT A

070 13 071 2110 Buena Vista Pike

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the east margin of Hamilton Road, the southwest corner of the Cash Lot; running thence easterly along the South margin of said Cash's Lot 145 feet to a point; thence at right angles in a southwesterly direction 60 feet to a point; thence westerly in a line parallel with said Cash's South line 145 feet to a point on the East margin of Hamilton Road; thence northerly along said margin of Hamilton Road 60 feet to the point of beginning.

Included in the above description but expressly excluded from this conveyance is that property conveyed to the State of Tennessee and fully described in Book 5863, Page 704, Register's Office for Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, more particularly described as follows:

Beginning at the point of intersection of the northeast boundary of the T & W Amusement Company property and the southeast margin of Buena Vista Pike, thence with the said southeast margin North 37 degrees 10' 03" East 60 feet more or less to a point; thence South 52 degrees 05' East 16 feet more or less to a point; thence with the proposed right-of-way South 32 degrees 52' 42" West 61 feet more or less to a point; thence with the said northeast boundary North 52 degrees 05' West 20 feet more or less to the point of beginning and containing 1,050 square feet.

Further included in the above description but expressly excluded from this conveyance is that property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee and fully described in Book 8145, Page 213, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being part of a lot or parcel of land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the existing southern right-of-way margin of Trinity Lane, said point being the northwesterly corner of the aforementioned Bertha Boner property; thence leaving said existing southern right-of-way margin, with the northerly boundary of said Bertha Boner property, South 53 degrees 02' 56" East 11.35 feet to a point; thence leaving said northerly boundary with a new line South 34 degrees 45' 55" West 60.04 feet to a point on the southern boundary of said Bertha Boner property; thence with said southern boundary North 53 degrees 02' 56" West 9.40 feet to a point on the aforesaid existing southerly right-of-way; thence along said southerly right-of-way North 32 degrees 54' 00" East 60.15 feet, more or less, to the point of beginning, containing 622 square feet, more or less.

Being the same property conveyed to Nathan Wall and wife, Patricia Wall by deed of record as Instrument #20031020-0154736, Register's Office for Davidson County, Office, the said Nathan Wall having since died.

35755710.2

Tennessee Certification of Electronic Document

I, Danielle Burns, 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 June 20, 2023 (date of document).

Danielle Burns
Affiant Signature

June 24, 2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7 Jul 2025

NOTARY'S SEAL

