Karen Johnson Davidson County
Batch# 1018717 DEEDQC
06/26/2023 08:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230626-0048140

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	072 03 0 098.00 072 03 0 100.00 083 09 0 416.00 083 13 0 289.00

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 E. 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 asmore 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 E. Wall
PATRICIA E. WALL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Patricia E. 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

072 03 0 098.00 3612 Gallatin Pike

TRACT NO. 1 – Being the north 51 and ¾ feet of the south 55 feet of Lot No. 177 on the Map of Inglewood Place, as of record in Book 332, page 101 Register's Office for said County. Said part of lot fronts 51 and ¾ feet on the east side of a strip of ground formerly used by the Nashville Railway & Light Company, which lies immediately east of the Gallatin Pike, and runs back between parallel lines, parallel to and 55 feet south of McChesney Avenue, 214.5 feet to the west line of Lot 178.

TRACT NO. 2 – Being the northerly half of Lot No. 176 and the southerly 3 and ¼ feet of Lot No. 177 on the Plat of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County. Said part of Lots Nos. 176 and 177 front together 58 and ¼ feet on the easterly side of the right of way of the Nashville Street Railway Company adjoining the Gallatin Road and run back between parallel lines 214.5 feet to a dead line.

Said tracts front together 110 feet on the east side of said strip of ground lying immediately east of the Gallatin Pike and run back between parallel lines 214.5 feet to a dead line.

There is conveyed herewith a 20 foot easement for ingress and ingress from McChesney Avenue to the property herein conveyed and described as follows:

Beginning at a point in the southerly margin of McChesney Avenue. Said point being the northwest corner of the west 50 feet of Lot No. 178 on the map of Inglewood Place, of record in Book 322, page 101, Register's office for Davidson County, and running thence southwestwardly with the northwestern boundary line of said property, 164 feet, more or less, to a point, said point being the southeasterly corner of said parcel on the Davidson County property map, sheet no. 72-3 and running thence eastwardly parallel with the southerly margin of McChesney Avenue, a distance of 20 feet, to a point, thence northeastwardly and parallel with the northwesterly boundary line of the property herein described, 165 feet, more or less, to a point in the southerly margin of McChesney Avenue; thence westerly with the southerly margin of McChesney Avenue, a distance of 20 feet, to the point of beginning.

072 03 0 100.00 3616 Gallatin Pike

Land in Davidson County, Tennessee, being the northerly 55 feet of Lot No. 177 on the Plan of Inglewood, a Plan of which is of record in Book 132, page 101, Register's Office for said County.

Said northerly part of Lot No. 177 fronts 35 feet on the easterly side of the right of way of the Nashville Gallatin Interurban Railway, and extends back between parallel lines, 214.5 feet to a dead line.

083 09 0 416.00 1401 Woodland Street

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the subdivision of A.V.S. Lindsley's 29-acre tract as of record in Book 57, page 66, Register's Office for said County.

Said Lot No. 1 fronts 50 feet on the northerly side of Woodland Street formerly Chadwell Avenue, as widened and runs back between parallel lines, with the easterly margin of North 14th Street, formerly Ordway, 140 feet to an alley.

083 13 0 289.00 1401 Fatherland Street

Tract 1: Being Lots Nos. 89, 90, 91, 92 and 93, Block "I", in the Subdivision of the Home Place of Eliza M. Lindsley, Deceased, as of record in Plan Book 2, page 92, Records of Chancery Court at Nashville, Tennessee.

Tract II: Being Lots Nos. 84, 85, 86, 87 and 88, Block "I", Plan of Lindsley Home Place, of record in Book 2, page 92, Records of Chancery court for Nashville, Tennessee.

Being the same property conveyed to Patricia E. Wall by deed of record as Instrument #20210802-0103292, Register's Office for Davidson County, Tennessee.

35748669.2

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

