Name and Address of New Owner:
Hickory Woods Senior Living, LLC
14114 Dallas Parkway, Suite 240
Dallas, TX 75254

Karen Johnson Davidson County
Batch# 1056245 DEEDQC
10/02/2023 02:15:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231002-0077319

Send Tax Bills To:
Hickory Woods Senior Living, LLC

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 17500016700

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The Preserve at Hickory Woods LLC**, "the Grantor," convey and quitclaim unto **Hickory Woods Senior Living, LLC, a Tennessee Limited Liability Company**, "the Grantee," all its interest in the following described real estate in Davidson County, Tennessee:

The following described real estate situated and being in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT ONE:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Hickory Woods West, of record in Instrument No. 20070130-0012384, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT TWO:

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, located East of Murfreesboro Pike and South of Lavergne-Couchville Pike and being more

particularly described as follows:

Beginning at a point on the Easterly right-of-way line of Murfreesboro Pike, said point being Southeasterly 1396.46 feet along said right-of-way line from the intersection of the centerline of Lavergne-Couchville Pike and said right-of-way line, said point also being the Southwest corner of the following described tract;

Thence, with said Northerly right-of-way line North 47 deg. 28 min. 26 sec. West, 414.42 feet to a point at the intersection of said Easterly right-of-way line and the Southerly line of Hickory Woods Drive;

Thence, leaving said Easterly line and with said Southerly line along the arc of the curve to the right 37.99 feet, said curve having a radius of 25.00 feet, a central angle of 87 deg. 03 min. 27 sec. and a chord bearing and distance of North 03 deg. 56 min. 43 sec. West, 34.44 feet to a point;

Thence, with said Southerly line, North 39 deg. 35 min. 01 sec. East, 111.05 feet to a point;

Thence, with said Southerly line along the arc of a curve to the right 276.30 feet, said curve having a radius of 490.87 feet, a central angle of 32 deg. 15 min. 00 sec. and a chord bearing and distance of North 55 deg. 42 min. 31 sec. East, 272.66 feet to a point;

Thence, with said Southerly line North 71 deg. 50 min. 01 sec. East, 226.98 feet to a point;

Thence, leaving said Southerly line South 46 deg. 05 min. 58 sec. East 603.25 feet to a point in the centerline of Hurricane Creek;

Thence, with said centerline, South 64 deg. 15 min. 37 sec. West 82.75 feet to a point;

Thence, South 59 deg. 48 min. 56 sec. West 218.66 feet to a point;

Thence, South 80 deg. 52 min. 13 sec. West 379.83 feet to the point of beginning and containing 353.413 square feet or 8.11 acres, more or less.

Being the same property conveyed to Hickory Woods Senior Living, LLC, a Tennessee limited liability company, by Special

Warranty Deed from TNMURF, LLC, a Tennessee limited liability company, of record in Instrument No. 20170727-0076080, in the Register's Office for Davidson County, Tennessee, dated July 26, 2017, and recorded on July 27, 2017.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 15th day of September, 2023.

_____(SEAL)
The Preserve at Hickory Woods, LLC

STATE OF Texas
COUNTY OF Dallas

On this 15th day of September, 2023, before me personally appeared John Giddens, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed in his Capacity as Maning Member for The Preserve at Hickory Woods.

Witness my hand, at office, this 15th day of September, 2023.

_____
Notary Signature
My commission expires: 08/01/26

TERRENCE PROSSER, JR.
My Notary ID # 131665312
Expires August 1, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 15th day of September, 2023.

_____
Notary Signature
My commission expires: 08/01/26

TERRENCE PROSSER, JR.
My Notary ID # 131665312
Expires August 1, 2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 9/15/2023 (date of document).

Regina Sullo
Affiant Signature

Sept 26, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 26 day of Sept, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

