Karen Johnson Davidson County
Batch # 1079495 DEEDQC
12/07/2023 10:50:24 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231207-0094564

THIS INSTRUMENT PREPARED BY:
Robert R. Campbell, Jr., Esq.
Holland & Knight LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
1201 Gallatin, LLC
3011 Armory Drive, Suite 130
Nashville, Tennessee 37204

SEND TAX BILL TO:
Same

MAP-PARCEL NO.:
08301029400

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 consideration, the receipt and sufficiency of which is hereby acknowledged, **H.G. HILL REALTY COMPANY, LLC**, a Tennessee limited liability company (hereinafter, the "Grantor"), does hereby quitclaim and convey unto **1201 GALLATIN, LLC**, a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter, the "Property").

This is improved property located at 1201 Gallatin Avenue, Nashville, Davidson County, Tennessee 37206.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 5th day of December, 2023.

H.G. HILL REALTY COMPANY, LLC,
a Tennessee limited liability company

By: _____
Name: Celeste Patterson
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Celeste Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be President of H.G. Hill Realty Company, LLC, a Tennessee limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the limited liability company.

Witness my hand and seal, this the 5th day of December, 2023.

_____
NOTARY PUBLIC

My Commission Expires: January 11, 2026

JOY UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Kristin H. Barnett
AFFIANT

Subscribed and sworn to before me
this 5th day of December, 2023.

Notary Public

My Commission Expires: January 11, 2026

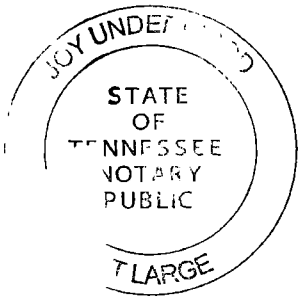


EXHIBIT A

Property Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 and parts of Lots 1 & 3 of the Plan of Young Wilhoite's Subdivision, as of record in Plat Book 332, Page 108, at the Register's Office for Davidson County, Tennessee, and being part of Block A of the Plan of Blocks A, B & C of Young Wilhoite's Revised Plan of the Douglass Property, as of record in Plat Book 421, Page 20, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing pk nail at the intersection of the northerly right-of-way line of Greenwood Avenue and the easterly right-of-way line of Gallatin Avenue;

Thence leaving the northerly right-of-way line of Greenwood Avenue with the easterly right-of-way line of Gallatin Avenue, North 19 deg 27 min 04 sec East, 174 feet to an existing pk nail at the intersection with the southerly right-of-way line of Alley #1013;

Thence leaving the easterly right-of-way line of Gallatin Avenue with the southerly right-of-way line of Alley #1013, South 71 deg 27 min 50 sec East, 234.70 feet to an existing railroad spike, at a corner common with the property of Leroy Moore, as of record in Deed Book 9398, Page 877, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Alley #1013, with the westerly property line of Leroy Moore, South 20 deg 59 min 56 sec West, 173.98 feet to an existing pk nail in the northerly right-of-way line of Greenwood Avenue;

Thence, with the northerly right-of-way line of Greenwood Avenue, North 71 deg 30 min 16 sec West, 230.00 feet to the POINT OF BEGINNING. Containing 40,404 square feet or 0.928 acres more or less described according to the ALTA/NSPS Land Title Survey dated January 7, 2021, last revised February 25, 2021, prepared by Michael H. Charette, Tennessee No. 2048, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, Job No. 18217.

Being the same property conveyed to H.G. Hill Realty Company, LLC, a Tennessee limited liability company, by Special Warranty Deed from Peggy D. Mathes, Administrator Pendente Lite of the Estate of Robert Cole, of record as Instrument No. 20210325-0039735, Register's Office for Davidson County, Tennessee.