Karen Johnson Davidson County
Batch# 1119534 DEEDQC
04/05/2024 08:47:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20240405-0024150

Execution Version

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Alice Jane Eakes	same	084 00 0 012.00
149 Barker Road		084 00 0 029.00
Nashville, TN 37214		

WHEREAS, HJL Properties, LLC, a Tennessee limited liability company, is the successor entity to HJL Properties, GP, pursuant to a Certificate of Conversion filed with the Tennessee Secretary of State on December 27, 2023, of record in Instrument No. 20231227-0099328 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, HJL Properties, GP, was the successor entity to HJL, L.P. pursuant to General Partnership Statement of Merger filed with the Tennessee Secretary of State on February 9, 2016, of record in Instrument No. 20160226-0018547 in the Register's Office of Davidson County, Tennessee.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, HJL Properties, LLC, a Tennessee limited liability company, successor entity to HJL Properties, GP, successor entity to HJL, L.P. (the "Grantor"), does hereby quitclaim, transfer and convey all of the Grantor's right, title and interest in and to certain real property located in Davidson County, Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"), to Alice Jane B. Eakes (the "Grantee").

The legal descriptions are the same as the previous deeds of record.

This conveyance is being made without the benefit of a title search.

This improved property known as 149 Barker Road, Nashville, Tennessee 37214, and unimproved property located on Barker Road, Nashville, Tennessee 37214.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 5th day of April, 2024.

GRANTOR:

HJL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: Maria M Mauthe
Maria M. Mauthe, Managing Member

By: Laurie Eakes Ford
Laurie Eakes Ford, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Maria M. Mauthe, 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, and who further acknowledged that she is an officer of HJL Properties, LLC, a Tennessee limited liability company, and is authorized by HJL Properties, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5th day of April, 2024.

Lindsay Dial
Notary Public

My Commission Expires: 11/8/2027

LINDSAY DIAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 11-08-2027

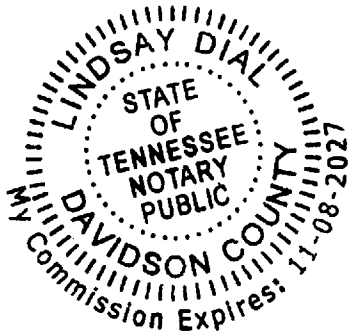
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Laurie Eakes Ford, 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, and who further acknowledged that she is an officer of HJL Properties, LLC, a Tennessee limited liability company, and is authorized by HJL Properties, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5th day of April, 2024.

Notary Public

My Commission Expires: 11/8/27



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00)

Maria M. Mauthe, Affiant

Subscribed and sworn to before me this 5th day of April, 2024.

Notary Public

My Commission Expires: 11/8/27

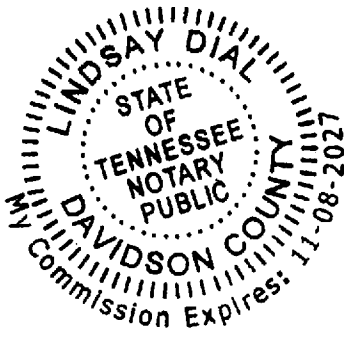


EXHIBIT A

Tract 1

Land in the 3rd Civil District of Davidson County, Tennessee, Described According to a survey by W.W. Turner, Engineer Dated May 13, 1954, as follows:

Beginning at a point on the westerly right-of-way of the Tennessee Central Railroad at the southeast corner of the property conveyed to Mark. A Parrish and wife, of record in Book 4037, page 987, Register's Office for said County, said point being also in the southerly margin of Guaranty Drive extended; thence with the westerly right-of-way of the Tennessee Central Railroad south 46 deg. 34' west 837.8 feet and continuing with the same amount a slight curve southwesterly 439 feet, and continuing the same south 21 degs. 32' west 120 feet to the center of Mill Creek; thence with the center of the same as follows: south 88 deg. west 72 feet, south 61 deg. 10' west 270 feet, south 79 deg. 12' west 390 feet, south 54 deg. 05' west 255 feet, and south 76 deg. 45' west 137 feet to the approximate edge of the waters of the Cumberland River as shown on said survey; thence up said Cumberland River along a slight curve northeasterly 2365 feet to a point in the southerly margin of Guaranty Drive extended; thence with the same southeasterly 473 feet, more or less to the beginning.

Tract 2

Land in the 3rd Civil District of Davidson County, Tennessee, being Tract "B" and part of Tract "D" as shown on a survey made by W.W. Turner, Engineer, on May 13, 1954, and described as follows:

Beginning on the westerly right-of-way of the Tennessee Central Railroad at the northeast corner of Tract "B", as shown on said survey; thence with said right-of-way South 24 deg. west 1285 feet to a point, and continuing with said right-of-way around a slight curve to the right 520 feet to a point in the northerly margin of Guaranty Drive extended, at an off set in the railroad right-of-way; thence with said offset north 49 deg. 10' West 20 feet; thence continuing with railroad right-of-way south 46 deg. 34' west 50 feet at the southerly margin of Guaranty Drive extended; thence with the south margin of proposed Guaranty Drive, extended 490 feet, more or less, to a point at the normal water elevation of Cumberland River; thence upstream with the approximate edge of water in the northeasterly direction 1900 feet; more or less, to a point; thence south 3.9 deg. 15' east 430 feet to the beginning, containing 18.4 acres, more or less.

Tract 3

Tract A

A certain tract of land located in the 15th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, described as follows:

BEGINNING at a concrete monument in the Western right-of-way line of Briley Parkway where said Western right-of-way crosses the Northern right-of-way line of the Louisville & Nashville Railroad (formerly Tennessee Central Railroad); thence Southwesterly along said Northern railroad right-of-way line, having a radius of 880 feet, a distance of 193.73 feet to an iron pin; thence N 49° 48' 34" W 839.28 feet to an iron pin located in the centerline of a 100 foot wide Tennessee Valley Authority Easement; thence along said TVA Easement centerline N 35° 43' E 60.00 feet to an iron pin; thence N 49° 55' 50" W 435.00 feet, more or less, to a point in the low water line of the Southeast bank of the Cumberland River, thence Northeasterly and upstream with the low water line of the Cumberland River, 423 feet, more or less, to a point; thence S 51° 16' E 260.0 feet, more or less, to an iron pin; thence N 70° 40' 02" E 124.05 feet; thence N 35° 43' E 90,0 feet to a point; thence S 54° 17' E 80.0 feet to a point in the aforementioned TVA Easement centerline to a point; thence S 35° 43' West 42.0 feet with said TVA Easement; centerline to a point; thence S 54° 17' E 80.0 feet to a concrete monument, thence N 35° 43' E 275.3 feet with the Eastern right-of-way line of Two Rivers Court to a point where said Eastern right-of-way line of Two Rivers Court intersects the Western right-of-way line of Briley Parkway; thence Southwesterly along said western right-of-way line of Briley Parkway, having a radius of 1171.74 feet, a distance of 717.51 feet to a concrete monument; thence continuing along said Western right-of-way line of Briley Parkway, having a radius of 1171.74 feet, Southeasterly, a distance of 376.60 feet to a concrete monument; thence continuing Southeasterly along the western right-of-way line of Briley Parkway and being a spiral curve parallel to the spiral centerline curve of Briley Parkway, a distance of 124.6 feet, more or less, to the point of beginning and containing 12.17 acres.

Included in the above description, but excluded from this conveyance is a 70 foot wide right-of-way for a proposed road, the centerline of which lies 45 feet Northwest of and parallel to the above-mentioned TVA Easement centerline.

Tract B

A certain tract of land located in the Third Civil District of Davidson County, Tennessee and described according to a survey of Hickerson and Miller, Engineers, dated March 3, 1955 as follows:

BEGINNING at a point in the northwesterly margin of the Tennessee Central Railroad right of way at the southwesterly corner of a right of way of a proposed 380-feet road, as shown on the plan of Sunny Acres, Section Five, as of record in Book 3300, page 15, Register's Office for Davidson County, Tennessee, and being the southeast corner of the property conveyed to Ewing O. Harper, Jr., and wife, Lillian G. Harper, to Davidson County, Tennessee, of record in Book 2905, page 331, Register's Office for said County; thence with the southwesterly line of the property so conveyed, North 49° West, 920 feet,

more or less, to the center line of a 100-foot TVA Transmission Line easement; thence North 27° 03' East with said center line, 60 feet, more or less, to a point; thence North 49° West, 435 feet, more or less, to the low water mark of the southeast bank of the Cumberland River, thence downstream with the meanders of the same, southwestwardly 500 feet, more or less, to a point in the mouth of a branch; thence with the meanders of said branch, South 35° 00' East, 185 feet, more or less, South 80° 20' East, 105 feet, more or less, South 17° 56' East, 168 feet, more or less, South 56° 15' East, 36 feet, more or less, North 84° 58' East, 71 feet, more or less, South 60° 16' East, 44 feet, more or less, to a point in an old fence line; thence with the same, South 87° 00' East, 875 feet, more or less, to the point of beginning, containing by estimate 11.6 acres, more or less.

Being part of the same property conveyed to HJL, L.P. by Quitclaim Deed from Luther Hoyte Eakes and wife, Jane B. Eakes, dated December 21, 1993, of record in Book 9194, page 881 in the Register's Office for Davidson County, Tennessee. The said HJL, L.P. was merged and reformed as HJL Properties, GP, pursuant to General Partnership Statement of Merger filed with the Tennessee Secretary of State on February 9, 2016, of record in Instrument No. 20160226-0018547 in the Register's Office of Davidson County, Tennessee. The said HJL Properties, GP, was converted to HJL Properties, LLC, a Tennessee limited liability company, pursuant to a Certificate of Conversion filed with the Tennessee Secretary of State on December 27, 2023, of record in Instrument No. 20231227-0099328 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 149 Barker Road, Nashville, Tennessee 37214, and unimproved property located on Barker Road, Nashville, Tennessee 37214.

Tract 4

Land in the 3rd Civil District of Davidson County, Tennessee, described according to a copy of a survey by W. C. Parrish, Surveyor, June, 1954, as follows:

Beginning at a point on the northwesterly margin of Tennessee Central Railroad right-of-way, in the easterly line of the Smith Tract, thence, with Smith's line, north 33° 08' west 407.3 feet to low water mark of Cumberland River; thence, with river as follows: north 31 ° 44' east 596.4 feet, north 35° 18' east 433.3 feet and north 38° 11' east 349 feet to a point in the center of a branch; thence with the center of said branch as follows: south 69° 38' east 100 feet, south 28° 58' east 127 feet, south 74° 18' east 105 feet, south 11° 54' east 168 feet, south 50° 13' east 36 feet, south 89° east 71 feet, and south 54° 14' east 44 feet; thence leaving said branch, south 88° 58' east 937 feet to a point on the northerly margin of the T. C. Railroad right-of-way; thence with said right-of-way, along a curve having a radius of 905 feet, 387.2 feet, south 84° 16' west 368.8 feet; thence continuing with the same, along another curve, having a radius of 1482.5 feet, 1387.3 feet; thence south 30° 39' west 76.1 feet to the beginning, containing 21 acres, more or less.

Being the same property conveyed to HJL, L.P. by Quitclaim Deed from Luther Hoyte Eakes and wife, Jane B. Eakes, dated December 21, 1993, of record in Book 9194, page 879, in the Register's Office for Davidson County, Tennessee. The said HJL, L.P. was merged and reformed as HJL Properties, GP, pursuant to General Partnership Statement of

Merger filed with the Tennessee Secretary of State on February 9, 2016, of record in Instrument No. 20160226-0018547 in the Register's Office of Davidson County, Tennessee. The said HJL Properties, GP, was converted to HJL Properties, LLC, a Tennessee limited liability company, pursuant to a Certificate of Conversion filed with the Tennessee Secretary of State on December 27, 2023, of record in Instrument No. 20231227-0099328 in the Register's Office of Davidson County, Tennessee.

This improved property known as 149 Barker Road, Nashville, Tennessee 37214, and unimproved property located on Barker Road, Nashville, Tennessee 37214.

Included in the above description, but excluded from this conveyance is the following described parcel:

> Land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey by James E. Stevens & Associates, Engineers, and Contractors, dated January 19, 1978, as follows:
>
> BEGINNING at a point in the northerly margin of the T. C. Railroad (now Louisville and Nashville Railroad) right-of-way, said point being the extreme easterly corner of the property herein conveyed; thence with said right-of-way along a curve having a radius of 905 feet a distance of 387.2 feet to a point; thence south 84 deg. 16 min. W 368.8 feet to a point in the northerly margin of the right-of-way; thence leaving said right-of-way, north 49 deg. 29 min. W 362.0 feet to a point in the center of a branch; thence leaving the center of said branch, south 88 deg. 58 min. E 937 feet to the point of beginning.
>
> Being the same property conveyed to George Joseph Mills and Laurie Eakes as joint tenants with right of survivorship by Warranty Deed from Luther Hoyte Eakes and wife, Jane B. Eakes, of record in Book 5272 page 687 in the Register's Office for Davidson County, Tennessee.

Included in the above description, but excluded from this conveyance are the following described parcels:

> Parcel 1 - Beginning at the point of intersection of the existing southwest margin of Barker Road and the existing north margin of Nashville and Eastern Railroad, said point of intersection being 160 feet more or less right of said Railroad proposed centerline station 17+69 more or less; thence with said existing north margin having a curve left and westerly 873 feet more or less to a point; thence with the proposed northwest margin of said Railroad having 2914.79 feet radius curve right and northeasterly 586.97 feet to a point; thence with the proposed southwest margin of said Railroad north 36 degrees 26 minutes 27 seconds west 20.00 feet to a point; thence with the proposed northwest margin of said Railroad north 55 degrees 32 minutes 50 seconds east 131.72 feet to a point; thence with said existing southwest margin southeasterly 277 feet more or less to the point of beginning.

Parcel 2 - Beginning at the point of intersection of the existing north margin of Barker Road and the southwest boundary of the Laurie Eakes Mills property, said point of intersection being 48 feet more or less right of said Railroad proposed centerline station 17+69 more or less; thence with said existing north margin (1) having a curve left and westerly 32 feet more or less (2) westerly 95 feet inure or less to a point; thence with the proposed northwest margin of said Railroad north 58 degrees 57 minutes 40 seconds east 76.27 feet to a point; thence with said southwest boundary south 34 degrees 09 minutes 41 seconds east 98.41 feet to the point of beginning.

Parcel 3 - Beginning at the point of intersection of the proposed northwest margin of Nashville and Eastern Railroad and the north boundary of said Mills property, said point of intersection being 50 feet more or less left of said Railroad proposed centerline station 19+45 more or less; thence with said proposed northwest margin north 58 degrees 57 minutes 40 seconds east 716.70 feet to a point; thence with the existing southwest margin of SR 155 having a curve left and southeasterly 100 feet more or less to a point; thence with the proposed southeast margin of said Railroad south 58 degrees 57 minutes 40 seconds west 570.00 feet to a point; thence with said north boundary north 82 degrees 37 minutes 34 seconds west 160.94 feet to the point of beginning.

Parcels 1, 2 and 3 combined contain 3.194 acres and are the same property conveyed to the State of Tennessee, on Relation of the Commissioner of the Department of Transportation, for and on Behalf of Nashville & Eastern Railroad Authority, from HJL, Limited Partnership; and Metropolitan Nashville Davidson County, Tennessee, by Consent Judgement and Final Decree of record in Instrument No. 20060209-0015956, in the Register's Office for Davidson County, Tennessee.

The legal descriptions are the same as the previous deeds of record.

This conveyance is being made without the benefit of a title search.

This is improved property known as 149 Barker Road, Nashville, Tennessee 37214, and unimproved property located on Barker Road, Nashville, Tennessee 37214.

Execution Version

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 April 5th, 2024.

Carolyn S. Wenzel

April 5, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of April, 2024.

Notary Public

My Commission Expires: 11/8/27

LINDSAY DIAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 11-08-2027

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