QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1123230 DEEDQC
04/16/2024 08:41:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240416-0026948

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 7.16.2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division,
13026 Lebanon Rd Ste 100
Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HJL Properties, LLC	HJL Properties, LLC	095-08-0-001.00
(NAME) Po Box 1450510	(NAME) Po Box 1450510	095-04-0-188.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	084-04-0-039.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **HJL, LP**, hereinafter called the Grantor(s), has/have quitclaimed unto **HJL Properties, LLC**, hereinafter called the Grantee(s), his/her/their assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Parcel 1:

Land in Davidson County, Tennessee, being Lot No. 121, on the Plan of Eva-Mor Heights, Section Two, of record in Plat Book 1835, Page 30, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Steven M. Spoltman, married by Warranty Deed from Sharon H. Lillicrap, married, dated 04/25/1997, of record in Book 10431, Page 113, Register's Office for Davidson County, Tennessee. (as to parcel 1)

Being the same property conveyed to Steven M. Spoltman, an unmarried by Quitclaim Deed from Steven M. Spoltman, unmarried man, who acquired title as a married man, dated 10/21/2002, of record in Instrument No. 20021205-0150170, Register's Office for Davidson County, Tennessee.(as to parcel 1)

The said Steven M. Spoltman died testate on 07/04/2010, devising subject property to Stacey Lynn VandeWiele and Shelly Pearl Smith, as evidenced in File No. 10P-1134, Probate Court Clerk's Office for Davidson County, Tennessee.(as to parcel 1)

Being the same property conveyed to HJL, L.P. by Warranty Deed from Stacey Lynn VandeWiele and Shelly Pearl Smith, Devisees of the estate of Steven Michael Spoltman, dated 10/29/2010, of record in Instrument No. 20101103-0088080, Register's Office for Davidson County, Tennessee.(as to parcel 1)

HJL L.P. is reformed as HJL Properties LLC . by Acknowledgment of Merger filed with the Tennessee Secretary of State.

Parcel 2:

A certain tract or parcel of land in Davidson County, Tennessee, describe as follow, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being the southwesterly part of Lot No. 104 on the map of Bluefields, of record in Plat Book 843, Page 16, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the south margin of the New Lebanon Road at the corner of Lots Nos. 103 and 104, the northwest corner of the property conveyed to Mrs. Elizabeth K. Roberts by deed from Harold E. Stanford and wife, of record in Book 2195, Page 469, said Register's Office; thence with her west line, southerly 224 feet, more or less, to a point in the line between Lots Nos. 104 and 36; thence with the line between said lots, westerly 55 feet to a point at the corner of Lots Nos. 103 and 104; thence with the line between said lots, northerly 225 feet to the point of beginning.

Tract 2:

Land in Davidson County, Tennessee being the easterly part of Lot No. 104 and the northeast part of Lot No. 36 on the Map of Bluefields of record in Plat Book 843, page 16, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southerly margin of the New Lebanon Pike at an iron pin at the corner of Lots Nos. 103 and 104; thence with the Pike, easterly 116.3 feet to an iron pin at the beginning of a curve; thence around the curve southeasterly 48.7 feet to an iron pin in the westerly margin of Bluefields Avenue or Spring Valley Road, and continuing with said Avenue or Road, with a curve, on a southerly direction 196.8 feet to an iron pin, and continuing with said Avenue or road, 8 feet to the corner of Lots Nos. 36 and 104, and continuing with said Road, southerly 53.2 feet to an iron pin, thence leaving said Road North 50 degrees 35' West 129.7 feet to a point in the line between Lots 36 and 104, said point being 66 feet east of the common corner of said lots; thence westerly, with the line between said lots, 11 feet; thence in a northerly direction 224 feet to the beginning.

Being the same property conveyed to Henry E. Scott and June C. Scott, husband and wife by Warranty Deed from Martha R. Bradley and Marvin F. Roberts, dated 07/31/2006, of record in Instrument No. 20060803-0094539, Register's Office for Davidson County, Tennessee. (as to parcel 2) The said June C. Scott died on 01/05/2008, leaving the said Henry E. Scott the sole surviving tenant by the entirety. (as to parcel 2) The said Henry E. Scott died intestate on 05/25/2010, leaving the said Judy Purkey as his/her sole heirs at law as evidenced in File No. 10P-1074, Probate Court Clerk's Office for Davidson County, Tennessee. (as to parcel 2) Being the same property conveyed to HJL, LP, by Warranty Deed from The Estate of Henry E. Scott, dated 11/11/2010, of record in Instrument No. 20101116-0091628, Register's Office for Davidson County, Tennessee. (as to parcel 2)
HJL L.P. is reformed as HJL Properties LLC . by Acknowledgment of Merger filed with the Tennessee Secretary of State.

Parcel 3:

Being Lot No. 3 on the Re-Subdivision of Lots 26, 27, 28, and 29, Section One, McGavock Heights, as of record in Plat Book 3842, Page 97, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Said Lot No. 3 fronts 114.98 feet on the northerly margin of Meadowwood Drive and extends back 204.0 feet on the easterly line and 211.0 from the westerly line to a line in the rear, which is a broken line, on which it measures 103.6 feet.

Being the same property conveyed to Geraldine L. Hose, a widow by Warranty Deed from Harry C. Cook and wife, Ruth A. Cook, dated 08/27/1968, of record in Book 4264, Page 330, Register's Office for Davidson County, Tennessee. (as to parcel 3)

The said Geraldine London Hose Chunn died testate on 02/25/1980, devising subject property to William DeWitt Cornell and Phillip Lee Hose, as evidenced in File No. 06P-294, Probate Court Clerk's Office for Davidson County, Tennessee. (as to parcel 3)

Being the same property conveyed to HJL, L.P., by Warranty Deed from The Estate of Geraldine London Hose Chunn, dated 08/01/2006, of record in Instrument No. 20060803-0094458, Register's Office for Davidson County, Tennessee. (as to parcel 3)
HJL L.P. is reformed as HJL Properties LLC. by Acknowledgment of Merger filed with the Tennessee Secretary of State

[Enter Subject To info]

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 243 McGavock Pike, Nashville, TN 37214
104 Spring Valley, Nashville, TN 37214
2526 Meadowwood Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Effective the 5th day of April, 2024.

Maria Mauthe

Maria Mauthe, Managing Member

Laurie E Ford

Laurie Ford, Managing Member

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Maria Mauthe and Laurie Ford with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be theManaging Members the within named bargainor, a TN Limited Liability Company, and that they as such Managing Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Maria Mauthe and Laurie Ford, as such Managing Members.

Witness my hand and Official seal this 1st day of April, 2024.

Notary Public:
My Commission Expires: 7/07/2027

JAYNE SALTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2027

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 1st, 2024.

Kim Rogers
Affiant
Date: 4/1/2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 1st day of April, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY