Karen Johnson Davidson County
Batch# 1147788 DEEDQC
06/17/2024 11:02:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20240617-0045142

ADDRESS NEW OWNER:
Hessel Properties, GP
6131 Jocelyn Hollow Rd.
Nashville, TN 37205

SEND TAX BILLS TO:
same as new owner

MAP/PARCEL NO:
10700017700
02601009900
12000014800
12000015500
09305017000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **NASHVILLE METROPOLITAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY** does remise, release and quitclaim unto, **HESSEL PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP** all of its right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

TRACT 1

A PARCEL OF LAND IN THE TENTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE DAVIDSON COUNTY, CITY OF GOODLETTSVILLE, TENNESSEE, BEING LOT 1 ON THE PLAT OF "THE BANK OF GOODLETSVILLE SUBDIVISION" OF RECORD IN BOOK 6250, PAGE 773, REGISTER'S OFFICE FOR DAVIDSON COUNTY (R.O.D.C.), TENNESSEE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) WITH A CAP STAMPED RSA (RAGAN SMITH ASSOCIATES) IN THE SOUTHERLY RIGHT-OF-WAY MARGIN OF EAST CEDAR SWEET (40-FOOT RIGHT-OF-WAY) THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE MOST NORTHWESTERLY CORNER OF THE BOBBIE SUE WRIGHT PROPERTY OF RECORD IN INSTRUMENT NUMBER 20061019- 0129585 (WHICH IS THE SAME LEGAL DESCRIPTION AS BOOK 11129, PAGE 584), R.O.D.C., TENNESSEE; THENCE, WITH THE WESTERLY PROPERTY LINE OF SAID WRIGHT PROPERTY, SOUTH 20 DEGREES 28 MINUTES 16 SECONDS EAST, 181.19 FEET TO AN IRON ROD (OLD) 5/8" DIAMETER IN THE NORTHEASTERLY CORNER OF THE ROBERT W. BUCK ET UX PROPERTY OF RECORD IN DEED BOOK 8252, PAGE 719, R.O.D.C., TENNESSEE; THENCE, WITH THE NORTHERLY PROPERTY LINE OF SAID BUCK PROPERTY, SOUTH 75 DEGREES 11 MINUTES 19 SECONDS WEST, 54.17 FEET TO AN IRON ROD (OLD) 5/8" DIAMETER; THENCE, WITH THE WESTERLY PROPERTY LINE OF SAID BUCK PROPERTY, SOUTH 20 DEGREES 00 MINUTES 20 SECONDS EAST, 185.97 FEET TO AN IRON ROD (OLD) 5/8" DIAMETER IN THE NORTHERLY RIGHT-OF-WAY MARGIN OF LONG HOLLOW PIKE (RIGHT-OF-WAY VARIES); THENCE, WITH THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID LONG HOLLOW PIKE, SOUTH 77 DEGREES 36 MINUTES 40 SECONDS WEST, 14.20 FEET TO AN IRON ROD (OLD) 'h" DIAMETER; THENCE, SOUTH 81 DEGREES 01 MINUTES 35 SECONDS WEST, 158.51 FEET TO AN P.K. NAIL (OLD) WITH A DISK

STAMPED RSA; THENCE, SOUTH 84 DEGREES 13 MINUTES 19 SECONDS WEST, 148.17 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RSA; THENCE, SOUTH 86 DEGREES 11 MINUTES 16 SECONDS WEST, 38.05 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RSA; THENCE, SOUTH 88 DEGREES 01 MINUTES 49 SECONDS WEST, 42.01 FEET TO A P K NAIL (OLD), THE SOUTHEASTERLY CORNER OF THE JAMES S. KARP & SON, LLC PROPERTY OF RECORD IN INSTRUMENT NUMBER 20031114-0166932, R.O.D.C., TENNESSEE; THENCE, WITH SAID KARP PROPERTY, NORTH 06 DEGREES 37 MINUTES 59 SECONDS WEST, 58.25 FEET TO A P.K. NAIL (OLD); THENCE, WITH A 175.00-FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 88.29 FEET, AN INTERIOR ANGLE OF 28 DEGREES 54 MINUTES 18 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 21 DEGREES 00 MINUTES 17 SECONDS WEST, 87.35 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED CHERRY; THENCE, NORTH 35 DEGREES 28 MINUTES 03 SECONDS WEST, 720 FEET TO A P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE, NORTH 41 DEGREES 06 MINUTES 34 SECONDS WEST, 10.57 FEET TO A P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE, NORTH 41 DEGREES 02 MINUTES 55 SECONDS WEST, 10.65 FEET TO A P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE, NORTH 47 DEGREES 31 MINUTES 13 SECONDS WEST, 4/1 FEET TO A P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE, NORTH 46 DEGREES 14 MINUTES 47 SECONDS WEST, 24.86 FEET TO A P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE, NORTH 46 DEGREES 47 MINUTES 59 SECONDS WEST, 24.70 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED CHERRY; THENCE, NORTH 46 DEGREES 18 MINUTES 11 SECONDS WEST, 22.40 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED CHERRY; THENCE, NORTH 19 DEGREES 42 MINUTES 18 SECONDS WEST, 46.71 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED CHERRY IN THE SOUTHEASTERLY RIGHT-OF-WAY OF EAST CEDAR STREET; THENCE, IN AN EASTERLY AND NORTHEASTERLY DIRECTION WITH A 98.00-FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 18.66 FEET, AN INTERIOR ANGLE OF 10 DEGREES 54 MINUTES 34 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 14 MINUTES 12 SECONDS EAST, 18.63 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RSA; THENCE, WITH A 93.29-FOOT NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 47.52 FEET, AN INTERIOR ANGLE OF 29 DEGREES 11 MINUTES 07 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 58 DEGREES 15 MINUTES 21 SECONDS EAST, 47.01 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RSA; THENCE, NORM 72 DEGREES 50 MINUTES 51 SECONDS EAST, 198.93 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RSA; THENCE, NORTH 73 DEGREES 25 MINUTES 38 SECONDS EAST, 210.82 FEET TO THE POINT OF BEGINNING.

TRACT 2:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN ON THE WESTERLY MARGIN OF MCGAVOCK PIKE (60 FOOT R.O.W.) THAT IS SOUTH 17 DEGREES 29 MINUTES 09 SECONDS WEST 129.32 FEET FROM THE SOUTHERLY AND OF THE SOUTHWESTERLY RETURN CURVE AT THE INTERSECTION OF MCGAVOCK PIKE AND MURFREESBORO PIKE, US HIGHWAY 41 (R.O.W. VARIES); SAID IRON PIN ALSO BEING THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND DEEDED TO JAMES ALVIN CROSSMAN AS OF RECORD IN DEED BOOK 7769, PAGE 788, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO THE POINT OF BEGINNING; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF MCGAVOCK PIKE, SOUTH 17 DEGREES 29 MINUTES 09 SECONDS WEST 278.83 FEET TO AN IRON PIN; THENCE WITH A 924.93 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 120.48 FEET TO A 5/8" REBAR; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 21 DEGREES 25 MINUTES 52 SECONDS WEST 120.39 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 72 DEGRESES 36 MINUTES 49 SECONDS WEST 541.02 FEET TO A WITNESS MAGNAIL (LOCATED NORTH 19 DEGREES 20 MINUTES 00 SECONDS WEST OF TRUE CORNER) WITH THE EASTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD (120 FOOT R.O.W) NORTH 18 DEGREES 00 MINUTES 45 SECONDS EAST 80.54 FEET; THENCE CONTINUING ALONG CSX RAILROAD RIGHT-OF-WAY, NORTH 18 DEGREES 01 MINUTES 13 SECONDS EAST, A DISTANCE OF 577.81 FEET TO AN EXISTING IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE; THENCE SOUTHEASTWARDLY WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE, HAVING A 4093.07 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 373.65 FEET TO AN EXISTING CONCRETE HIGHWAY MONUMENT, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 57 DEGREES 54 MINUTES 36 SECONDS EAST 373.52 FEET; THENCE WITH AN OFF-SET IN SAID RIGHT-OF-WAY LINE; NORTH 29 DEGREES 34 MINUTES 38 SECONDS EAST 19.25 FEET TO AN EXISTING CONCRETE HIGHWAY MONUMENT; THENCE SOUTHEASTWARDLY WITH SAID RIGHT-OF-WAY LINE, HAVING A 4073.09 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 30.75 FEET TO AN EXISTING IRON PIN AT THE NORTHWESTERLY PROPERTY CORNER OF THE JAMES ALVIN CROSSMAN TRACT, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 61 DEGREES 33 MINUTES 56 SECONDS EAST 30.75 FEET; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE WITH THE WESTERLY PROPERTY LINE OF THE JAMES ALVIN CROSSMAN TRACT, SOUTH 17 DEGREES 27 MINUTES 44 SECONDS WEST 149.72 FEET TO AN EXISTING IRON PIN AT THE SOUTHWESTERLY PROPERTY CORNER OF THE CROSSMAN TRACT; THENCE WITH THE SOUTHERLY PROPERTY LINE OF THE CROSSMAN TRACT, SOUTH 61 DEGREES 51 MINUTES 54 SECONDS EAST 150.01 FEET TO THE POINT OF BEGINNING.

TRACT 3:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3, AS SHOWN ON THE MAP ENTITLED REVISION TO PRELIMINARY & FINAL PLAT OF THE RE-SUB OF LOTS 1, 2, 3, & 4 OF THE SECOND REVISION OF HOBBS HEIGHT, OF RECORD BY INSTRUMENT NO. 20061120-0143808, REGISTER'S OFFICE FOR DAVIDSON COUNTY,

TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE PROPERTY DESCRIPTION.

Being the same property conveyed to NASHVILLE METROPOLITAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY by deed from WG HOLDINGS TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record by Instrument No. 20220405-0039121, dated April 1, 2022, said Register's Office.

TRACT 4:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A CHISELED "X" AT THE INTERSECTION IN THE NORTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF 9TH AVENUE NORTH; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET, WITH THE EASTERLY RIGHT-OF-WAY LINE OF 9TH AVENUE NORTH, NORTH 27 DEG 15 MIN 20 SEC WEST, 132.58 FEET TO AN EXISTING PK NAIL; THENCE WITH A CURVE TO THE LEFT. ALONG AN ARC LENGTH OF 97.82 FED. THE CENTRAL AUGLE OF WHICH IS 21 DEG 00 MIN 49 SEC, THE RADIUS OF WHFOH IS 266.71 FEET, THE CHORD OF WHICH IS NORTH 37 DEG 45 MIN *45* SEC WEST, 97.27 FEET T.O AN EXISTING PK NAIL; THENCE NORTH 48 DEG 16 MIN 10 SEC WEST, 43.27 FEET TO AN EXITING PK NAIL; THENCE NORTH 41 DEG 43MIN 51SEC EAST, 35.62 FCCTTO A EXISTING PK NAIL AT THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF ROSA L. PARKS BOULEVARD; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF 9TH AVENUE NORTH WITH THE WESTERLY RIGHT-OF-WAY LINE OF ROSA L. PARKS BOULEVARD, SOUTH 58 DEG 33 MIN 04 SEC EAQ, 91.06 FEET TO AN EXISTING IRON ROD; THENCE WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 193.04 FEET, THE CENTRAL ANGLE OF WHICH IS 14 DEG 14 MIN 04 SEC, THE RADIUS OF WHICH IS 777.00REET, THE CLIORD OF WHICH IS SOUTH 51 DEG 26 MIN 02 SEC :EAST, 192.54 FEET TO **AN EXISTING IRON ROD;** THENCE SOUTH 27 DEG 19 MIN 36 SEC BA.,T, 26.85 FEET TO AN EXISTING PK NAIL AT THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OFCBURCLI STREET; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF ROSA L. PARKS BOULEVARD, WITH THE NORTHERLY RIGHT-OF- WAY LINE OF CHUROH STREET, SOUTH 62 DEG 15 MIN 21 SEC WEST, 126.20 FEET TO THE POINT OF BEGINNING. CONTAINING 23,100 SQAURE FEET OR 0.530 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO NASHVILLE METROPOLITAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY DEED OF RECORD IN INSTRUMENT NO. 20220706-0077817, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

WITNESS my hand this the 5th day of June, 2024.

NASHVILLE METROPOLITAN, LLC, a Florida limited liability company

By: PINEBROOK SOUTH, LTD., a Florida limited partnership, its Member

By: F&R PINEBROOK CORPORATION, a Florida corporation, its General Partner

By: _____
Frank Jay Hessel, Vice President

STATE OF ~~FL~~ CT)
COUNTY OF ~~Miami-Dade~~ Fairfield)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **FRANK JAY HESSEL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of F&R PINEBROOK CORPORATION, a Florida corporation, the General Partner of PINEBROOK SOUTH, LTD, a Florida limited partnership, Sole Member of NASHVILLE METROPOLITAN, LLC, a Florida limited liability company, the within named bargainor, and that he as such officer, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainor by himself as such officer.

Witness my hand and official seal at Greenwich CT, this 5th day of June 2024.

_____
NOTARY PUBLIC

LEIDY LONDONO
Notary Public
Connecticut
My Commission Expires Aug 31, 2027

My Commission Expires: 08/31/2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -$0-.

Affiant

Sworn to and subscribed before me,
THIS 11th DAY OF June, 2024.

NOTARY PUBLIC

My Commission Expires: 5/5/24

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: Paul F. Soper, Esq.
West End Title & Escrow
2323 21st Ave., S., Ste. 502
Nashville, TN 37212
(615) 712-6036

Tennessee Certification of Electronic Document

I, Paul Soper, 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 6/5/24 (date of document).

Affiant Signature

6/17/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of June, 2024

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

