Karen Johnson Davidson County
Batch# 1218428 DEEDQC
12/19/2024 01:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241219-0098803

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
HLMHP LLC 2807 Hemingway Drive Nashville, TN 37215	Tax Map & Parcels 04201005400, 04201005200 and 04201005100	New Owner
This instrument prepared by: Bradley Arant Boult Cummings, LLP (MCH) 1221 Broadway, Suite 2400, P.O. Box 340025, Nashville, TN 37203		

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 sufficiency of which are hereby acknowledged, **FVAG LLC,** a Delaware limited liability company (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to **HLMHP LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, if any, in and to certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is property known as 3986 Dickerson Pike, 1143 Hunters Lane and 0 Dickerson Pike, Nashville, TN 37207.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TN
COUNTY OF DAVIDSON
The actual consideration for this transfer is $0.

Chris Seay
Affiant

Subscribed and sworn to before me this 18 day of December 2024.

Notary Public
My Commission Expires: 3-8-28

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

229783-401002

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 18 day of December 2024.

GRANTOR:

FVAG LLC

By: _____

Name: Chris Seay

Title: Managing Member

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, Thomas Gardner, Notary Public, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the Managing Member of FVAG LLC, a limited liability company duly organized and existing under the laws of the State of Delaware, the within named bargainor, and that he is authorized to execute this instrument on behalf of said company.

WITNESS my hand, at office, this 18 day of December 2024.

_____

Notary Public

3-8-28

My Commission Expires

THOMAS GARDNER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

SIGNATURE PAGE TO QUITCLAIM DEED

Exhibit A

Description of Property

TRACT 1: (Map & Parcel 04201005400) [3986 Dickerson Pike]

Land in the 11th Metropolitan Councilmanic District, (formerly 10th Civil District), in Nashville, Davidson County, Tennessee, and being part of parcel number 51, map 42-1, Property Map and Records System, Davidson County, Tennessee, and being more particularly described as follows: Beginning at an auto axle in the easterly margin of Lot Number 24, Dalemere Subdivision, Section 2, of record in Book 2854, page 133, Register's Office for Davidson County; thence north 24 degrees 3 minutes east 3 8.2 feet to a concrete monument at the dead end of a street right of way which runs easterly from Yoest Drive; thence continuing 50 feet to another concrete monument at the southeast corner of Lot Number 25 of the above cited subdivision; thence continuing in the same direction 132.33 feet, 130.63 feet, 129.4 feet, and 49.94 feet from iron pin to iron pin with the easterly margins of Lots Numbers 25, 26, 27 and 28 respectively; thence continuing in the same direction approximately 65 feet to the southwest corner of a tract deeded to Thomas D. Watson by deed of record in Book 3832, page 72, Register's Office for Davidson County; thence with Watson's southerly line 190 feet to a point in an imaginary line formed by extending the southerly line of the Clements' property; thence continuing easterly to the southwest comer of the property of Lorene S. Fuller (Formerly J. C. Clements); thence easterly with the southerly line of Fuller 210 feet to the westerly margin of Dickerson Road; thence southerly with said margin of said road 370 feet to the property line of Robert S. Weil, Jr.; thence westerly with said property line south 87 degrees 12 minutes west 259 feet; thence continuing with said property line north 86 degrees 15 minutes west 255 feet to the auto axle at the point of beginning, containing 5.5 acres more or less.

TRACT 2: (Map & Parcel 04201005200) [1143 Hunters Lane]

Beginning with a monument in the South margin of Hunter's Lane which is the Northeast comer of Dalemere Section 2, and continuing in an easterly direction 200 feet to a point in the southerly margin of the said Lane, thence South 24 degrees West, paralleled to the East boundary of Dalemere Sub. Section 2 as recorded in Book 2854, page 133, to a point where the Southern boundary extended to property of Clements, intersects this easterly margin; thence from this point in a westerly direction with the extension of the said south boundary to the East margin of Dalemere Sub. Section 2, thence with the boundary of the said Sub. to the monument of the beginning.

TRACT 3 (Map & Parcel 04201005100) [0 Dickerson Pike]

Tract I: Land in the 11th Metropolitan Councilmanic District (formerly 10th Civil District) in Nashville, Davidson County, Tennessee, and being part of parcel number 51, Map 42-1, Property Map and Records System, Davidson County, Tennessee, and being more particularly described as follows: Beginning at the southeast corner of a tract deeded to Thomas D. Watson by deed of record in Book 3832, page 72, Register's Office for Davidson County, Tennessee, thence with Watson's easterly line easterly with said margin of said Lane 21.29 feet to a concrete monument in the westerly line of property sold to Metropolitan Government of Nashville and Davidson County, Tennessee acting by and through the Electric Power Board thence with the westerly line of said Electric Power Board property north 25 degrees 09 minutes east 166.41 feet to a concrete monument; thence easterly with the southerly line of the Electric Power Board property approximately 15 feet to the northwest comer of property of Lorene S. Fuller (formerly J.C. Clements); thence southerly with the westerly line of Fuller 210 feet; thence westerly on a direct line to the point of the beginning.

Grantor expressly retains an easement in the said property for the purpose of ingress and egress from and to property retained by it.

Tract II: Beginning at a point on the westerly margin of Dickerson Road where the southerly margin of the Pegram property intersects said margin of said road, and being approximately 185 feet south of the intersection of Hunters Lane with said road; thence with southerly margin of said Pegram property 165 feet to a point where the Pegram property joins the Lorene S. Fuller (formerly Clements) property; thence easterly approximately 165 feet to the westerly margin of Dickerson Road; thence 45 feet to the point of beginning; said tract being triangular and containing less than one-tenth of an acre.

Being the same property conveyed to FVAG LLC, by Quitclaim Deed from Christopher F. Seay, dated November 11, 2022, of record as Instrument No. 20221114-0121193, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Madison C. Haynes, 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 December 18, 2024.

Date

Affiant Signature

December 19, 2024

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of December, 2024.

Notary's Signature

My Commission Expires: 6-3-2027

Date

Notary's Seal (if on paper)

MILADY HEUGAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2027