QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1231120 DEEDQC
01/28/2025 03:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250128-0006633

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00.

Subscribed and sworn to before me, this the 21 day of March, 2024.

April D. Wideman
Notary Public

My Commission Expires: 03/07/2026

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP (CTH), 222 Second Avenue South, Suite 2000, Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
345 Hill Ave, LLC 345 Hill Avenue Nashville, Tennessee 37210	Same	106-11-0-018.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **HILL AVENUE PROPERTIES, GP,** a Tennessee general partnership (hereinafter, the "***Grantor***"), hereby quitclaims and conveys unto **345 HILL AVE, LLC,** a Tennessee limited liability company (hereinafter, the "***Grantee***"), its successors and assigns, all of its right, title and interest in and to all of those tracts or parcels of land in Wilson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Consolidation Plat Resubdivision of Lots 11 & 12 Interstate Park South of record in Instrument Number 20141112-0103977, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hill Avenue Properties, GP, a Tennessee general partnership, by Special Warranty Deed of record in Instrument No. 20200212-0015825 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 345 Hill Avenue, Nashville, Davidson County, Tennessee 37210.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

(Remainder of Page Left Intentionally Blank; Signature Page Follows)

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 21 day of March, 2024.

GRANTOR:

HILL AVENUE PROPERTIES, GP,
a Tennessee general partnership

By: _____
Nathaniel Beaver, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Nathaniel Beaver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of **HILL AVENUE PROPERTIES, GP**, a Tennessee general partnership, the within named bargainor, and that he as President of the general partnership, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership as President.

WITNESS my hand, at office, this 21st day of March, 2024.

April D. Wideman
NOTARY PUBLIC

My Commission Expires: 03/07/2026

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Kristie Putman, 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 March 21, 2024 (date of document).

Kristie Putman
Affiant Signature

January 28, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of January, 2025.

Karen Hillebrand
Notary's Signature

MY COMMISSION EXPIRES: 11/3/25

NOTARY'S SEAL

KAREN HILLEBRAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY