Karen Johnson Davidson County
Batch# 1265155 DEEDQC
04/28/2025 08:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250428-0032159

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Attn: Brooks E. Brasfield, Esq.
Phone (615) 375-0382.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
NP Germantown, LLC 3405 Piedmont Road NE, Suite 550 Atlanta, Georgia 30305-4819	NP Germantown, LLC 3405 Piedmont Road NE, Suite 550 Atlanta, Georgia 30305-4819	08205012600

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **FRANK E. HICKS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PEGGIE L. HICKS** (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **NP GERMANTOWN, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2025 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 14th day of April, 2025, and effective as of the 23rd day of April, 2025.

GRANTOR:

ESTATE OF PEGGIE L. HICKS

By: _____
Name: Frank E. Hicks
Its: Personal Representative

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Frank E. Hicks, the Personal Representative of the Estate of Peggie L. Hicks the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Personal Representative executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of the Estate of Peggie L. Hicks, as such Personal Representative.

Witness my hand and official seal this 14th day of April, 2025.

My Commission Expires:
9/5/2028

_____
Notary Public

KEANYA QUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 05, 2028

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 23 day of April, 2025.

Affiant

Notary Public

My Commission Expires: 9/5/2028

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Legal Description of the Property

Being land in the Urban Services District, 19th Councilmanic District of Nashville, Davidson County, Tennessee, located generally between Second Avenue North and Third Avenue North on the north side of Van Buren Street. Being lots 11, 12,13, the southerly parts of lots 14 and 66, and all of lots 67, 68 and 69 and that part of Alley No. 505 lying between said lots on the Plan of the Subdivision of the McGavock City Part Lots, as of record in Book 57, page 101, R.O.D.C. and being more particularly described as follows:

Beginning at a 5/8" rebar set with cap "Barge Design" (to which all further reference to iron pin shall refer) at the northeast quadrant at the intersections of the right of ways of Van Buren Street (50-foot public right of way) and Third Avenue North (50 foot public right of way);

THENCE, with the easterly right of way line of Third Avenue North, N 27°16'57" W, 148.30 feet to a iron rod found bent at the southwest corner of Jeff Zeitlin, of record in Instrument 20220325-0034436, R.O.D.C.;

THENCE, with the southerly line of said Jeff Zeitlin along a curve to the right 79.42 feet to an iron pin set, said curve having a central angle of 08°13'06", a radius of 553.70 feet, a tangent of 39.78 feet and a chord of N 58°36'06" E, 79.35 feet;

THENCE, continuing with said southerly line, N 62°44'51" E, 206.53 feet to an iron pin set in the westerly right of way line of Second Avenue North (50-foot public right of way);

THENCE, with the westerly right of way of way line of said Second Avenue North, S 27°14'59" E, 156.09 feet to an iron pin set at the northwest quadrant of the intersection of Second Avenue North and Van Buren Street, S 82°25'59" E, 0.71 feet from a pk-nail found with
Shiner "Cherry"

THENCE, with the northerly right of way line of Van Buren Street, S 63°09'32" W, 285.60 feet to the point of beginning.

Containing 44,140 square feet or 1.01 acres, more or less, according to an ALTA/NSPS Land Title Survey prepared by Mark E. Sawyer, TN. RLS. No. 1649, with Barge Solutions, dated April 22, 2025, and designated as Project No. 3854902.

Being a portion of the same property conveyed to Frank E. Hicks and Peggie L. Hicks, as tenants in common, by Warranty Deed from Culbert Construction Company of record in Instrument No. 20010105-0001846, Register's Office for Davidson County, Tennessee, dated January 3, 2001 and recorded on January 5, 2001.

Being a portion of the same property conveyed to Peggie L. Hicks by Quitclaim Deed from Frank Hicks of record in Instrument No. 20080627-0066613, Register's Office for Davidson County, Tennessee, dated June 27, 2008 and recorded on June 27, 2008.

Address of Property: 1500 3rd Avenue N, Nashville, TN 37208
Tax Parcel Id: 08205012600

Tennessee Certification of Electronic Document

I, Al Frazier, 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 23, 2025 (date of document).

Affiant Signature

April 23, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of April, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON