Karen Johnson Davidson County
Batch# 1382421 DEEDQC
02/18/2026 08:46:30 AM 11 pgs
Fees: $57.00 Taxes: $0.00
20260218-0012734

THIS INSTRUMENT PREPARED BY:

Margaret P. Sandwith, Esq.
Holland & Knight, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
H.G. Hill Realty Company, LLC 3011 Armory Drive, Suite 130 Nashville, Tennessee 37204	H.G. Hill Realty Company, LLC 3011 Armory Drive, Suite 130 Nashville, Tennessee 37204	082-13-0-257.00 082-13-0-255.00 082-09-0-402.00 082-09-0-403.00 082-09-0-404.00 082-09-0-405.00 082-09-0-406.00 082-09-0-398.00 082-09-0-399.00 082-13-0-254.00 082-09-0-401.00 082-09-0-400.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

DEBBIE DICKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 13th day of February, 2026.

NOTARY PUBLIC

My Commission Expires: 3/8/28

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **H.G. HILL REALTY COMPANY, LLC**, a Tennessee limited

liability company (hereinafter, the "Grantor"), does hereby quitclaim and convey unto **H.G. HILL REALTY COMPANY, LLC**, a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

This is improved property located at the following:

416 Jefferson Street, Nashville, Tennessee 37208 (Parcel No. 082-13-0-257.00)
1114 5th Avenue N, Nashville, Tennessee 37208 (Parcel No. 082-13-0-255.00)
407 Madison Street, Nashville, Tennessee 37208 (Parcel No. 082-09-0-402.00)
1123 4th Avenue N, Nashville, Tennessee 37208 (Parcel No. 082-09-0-403.00)
1121 4th Avenue N, Nashville, Tennessee 37208 (Parcel No. 082-09-0-404.00)
1119 4th Avenue N, Nashville, Tennessee 37208 (Parcel No. 082-09-0-405.00)
1117 4th Avenue N, Nashville, Tennessee 37208 (Parcel No. 082-09-0-406.00)
1120 5th Avenue N, Nashville, Tennessee 37208 (Parcel No. 082-09-0-398.00)
1118 5th Avenue N, Nashville, Tennessee 37208 (Parcel No. 082-09-0-399.00)
1116 5th Avenue N, Nashville, Tennessee 37208 (Parcel No. 082-13-0-254.00)
409 Madison Street, Nashville, Tennessee 37208 (Parcel No. 082-09-0-401.00)
411 Madison Street, Nashville, Tennessee 37208 (Parcel No. 082-09-0-400.00)

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

The purpose of this instrument is to consolidate twelve (12) parcels described in the deeds of record as Instrument No. Book 752, Page 528, dated December 13, 1926, Instrument Nos. 20100401-0024437 and 20100401-0024438, dated April 1, 2010, Instrument Nos. 20100429-0032685 and 20100429-0032686, dated April 29, 2010, Instrument Nos. 20120910-0082004 and 20120910-0082005, dated September 6, 2012, Instrument No. 20260217-0012489, dated February 17, 2026, and Instrument No. 20260217-0012490, dated February 17, 2026, in the Register of Deeds of Davidson County, Tennessee into one (1) parcel.

[Signature page follows]

IN WITNESS WHEREOF, undersigned has hereunto set its hand this the 13th day of February, 2026.

H.G. HILL REALTY COMPANY, LLC,
a Tennessee limited liability company

By: _____
Name: Celeste Patterson
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Celeste Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the President of H.G. HILL REALTY COMPANY, LLC, a Tennessee limited liability company, the within named bargainor, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of February, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 3/8/28

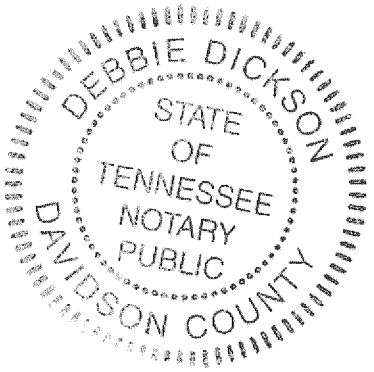


EXHIBIT A

Legal Description

(TRACT 1)

Land being located in Davidson County, Tennessee, being Lot Nos. 45 and 79 on the Plan of D.T. McGavock's First Addition of record in Book 10, Pages 606 to 609, to which plan reference is hereby made for a complete and accurate description thereof, and as shown on the survey entitled "Boundary Survey of Lot 45 and Lot 79 of D.T. McGavock's First Addition to Nashville, Tennessee," prepared by Gresham, Smith and Partners, Inc.

Being the same property conveyed to H. G. HILL REALTY COMPANY, a Tennessee Corporation by deed from H. G. Hill CO. of record in Book 752, page 528, dated December 13, 1926, in the Register's Office of Davison County; see also Certificates of Merger Recorded in Instrument No. 20050608-0065678 and Articles of Amendment in Instrument No. 20050608-0065679, said Register's Office.

TOGETHER WITH that portion of Alley No. 177, 178 & 202 included in said property that was closed by the Council of the Metropolitan Government of Nashville & Davidson County by Metropolitan County Council Order No. BL2021-627 of record in the County Court Clerk's Office for said County.

PIN: 082-13-0-257.00
Address: 416 Jefferson Street, Nashville, Tennessee 37208

(TRACT 2)

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 78 on the Plan of D.T. McGavock's First Addition of record in Book 10, pages 606 through 609 and being more particularly described as follows:

Beginning at an existing chiseled "X" on the easterly right-of-way line of Fifth Avenue North, 49.5 feet in width, at a corner common with the property conveyed to H.G. Hill Realty Co. of record in Book 8368, Page 183, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of Fifth Avenue North, North 27 deg 11 min 41 sec West, 38.70 feet to an iron rod set at a corner common with the property conveyed to Germantown Partners, LLC;

Thence leaving the easterly right-of-way line of Fifth Avenue North with the southerly property line of Germantown Partners, LLC, North 62 deg 48 min 19 sec East, 116.35 feet to an iron rod set on the westerly right-of-way line of Alley Number 202;

Thence with the westerly right-of-way line of Alley Number 202, South 26 deg 55 min 15 sec East, 38.70 feet to an iron rod set on the northerly property line of said H.G. Hill Realty Co.;

Thence with the northerly property line of H.G. Hill Realty Co., South 62 deg 48 min 19 sec West, 116.17 feet to the point of beginning.

Containing 4,499 square feet or 0.103 acres more or less, as described according to the ALTA/ASCM Land Title Survey, dated March 26, 2010, last revised March 29, 2010, prepared by R. Scot Cherry, Tennessee No. 1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, Job No. 10042.

Being the same property conveyed to H.G. HILL REALTY COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY from LISA FORD, N/K/A LISA FORD REY, by deeds of record in Instrument No. 20100401-0024437 and Instrument No. 20100401-0024438, dated April 1, 2010, in the Register's Office of Davidson County.

TOGETHER WITH that portion of Alley No. 177, 178 & 202 included in said property that was closed by the Council of the Metropolitan Government of Nashville & Davidson County by Metropolitan County Council Order No. BL2021-627 of record in the County Court Clerk's Office for said County.

PIN: 082-13-0-255.00
Address: 1114 5th Avenue N, Nashville, Tennessee 37208

(TRACT 3)

Legal Description

Parcel 402:

Being a tract of land lying in Nashville, Davidson County Tennessee also being part of Lot 46 on the Map of D.T. McGavock's First Addition to Nashville of record in Book 10, pages 606-609 at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at a PK nail set at the intersection of the westerly right-of-way line of Fourth Avenue North, 49.5 feet in width, and the southerly right-of-way line of Madison Street, 31.5 feet in width;

Thence with the southerly right-of-way line of Madison Street, South 62 deg 57 min 15 sec West, 128.00 feet to an iron rod set at the intersection with the westerly right-of-way line of Alley Number 177, 12 feet in width;

Thence leaving the southerly right-of-way line of Madison Street with the westerly right-of-way line of Alley Number 177, South 26 deg 55 min 15 sec East, 118.00 feet to an iron rod set at the intersection with the northerly right-of-way line of Alley Number 178, 13 feet in width;

Thence with the northerly right-of-way line of Alley Number 178, South 62 deg 57 min 15 sec West, 36.00 feet to an existing iron rod at a corner common with the property conveyed to Germantown Partners, LLC of record in Instrument No. 20001012-0101509 at the Register's Office for Davidson County Tennessee;

Thence leaving the northerly right-of-way line of Alley Number 178 with the easterly property line of Germantown Partners, LLC, North 26 deg 55 min 15 sec West, 118.00 feet to an iron rod set on the southerly right-of-way line of Madison Street;

Thence with the southerly right-of-way line of Madison Street, North 62 deg 57 min 15 sec East, 36.00 feet to the point of beginning; containing 4,248 square feet or 0.098 acres more or less as described according to the ALTA/ACSM Land Title Survey, dated August 20, 2009 and last revised March 24, 2010, prepared by R. Scot Cherry, Tennessee No. 1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, as Job No. 09142 BB.

Parcels 403, 404, 405 and 406:

Being a tract of land lying in Nashville, Davidson County Tennessee also being part of Lot 46 on the Map of D.T. McGavock's First Addition to Nashville of record in Book 10, pages 606-609 at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a PK nail set at the intersection of the westerly right-of-way line of Fourth Avenue North, 49.5 feet in width, and the southerly right-of-way line of Madison Street, 31.5 feet in width;

Thence with the westerly right-of-way line of Fourth Avenue North, South 27 deg 19 min 13 sec Fast, 130.53 feet to an existing "X" chiseled in concrete at a corner common with the property of H.G. Hill Realty Company of record in Book 8440, page 622 at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Fourth Avenue North with the northerly line of H.G. Hill Company, South 62 deg 48 min 19 sec West, 116.91 feet to a point at the intersection of the southerly right-of-way line of Alley Number 178, 13 feet in width and the easterly right-of-way line of Alley Number 177,

12 feet in width;

Thence with the easterly right-of-way line of Alley Number 177, North 26 deg 55 min 15 sec West, 130.83 feet to an iron rod set on the southerly right-of-way line of Madison Street;

Thence with the southerly right-of-way line of Madison Street, North 62 deg 57 min 15 sec East, 116.00 feet to the point of beginning; containing 15,218 square feet or 0.349 acres more or less, as described according to the ALTA/ACSM Land Title Survey, dated August 20, 2009 and last revised March 24, 2010, prepared by R. Scot Cherry, Tennessee No. 1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, as Job No. 09142 BB.

Being the same property conveyed to H.G. HILL REALTY COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY from CONTANCE S. HILL, by deeds of record in Instrument No. 20100429-0032685 and Instrument No. 20100429-0032686, dated April 29, 2010, in the Register's Office of Davidson County.

TOGETHER WITH that portion of Alley No. 177, 178 & 202 included in said property that was closed by the Council of the Metropolitan Government of Nashville & Davidson County by Metropolitan County Council Order No. BL2021-627 of record in the County Court Clerk's Office for said County.

PIN: 082-09-0-402.00
Address: 407 Madison Street, Nashville, Tennessee 37208

PIN: 082-09-0-403.00
Address: 1123 4th Avenue N, Nashville, Tennessee 37208

PIN: 082-09-0-404.00
Address: 1121 4th Avenue N, Nashville, Tennessee 37208

PIN: 082-09-0-405.00
Address: 1119 4th Avenue N, Nashville, Tennessee 37208

PIN: 082-09-0-406.00
Address: 1117 4th Avenue N, Nashville, Tennessee 37208

(TRACT 4)

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set at the intersection with the southerly right-of-way line of Madison Street, 31.5 feet in width, and the easterly right-of-way line of 5th Avenue North, 49.5 feet in width, said iron rod being located in Northing: 671,417.71; Easting: 1,735,944.40; on the State Plane Coordinate System;

Thence leaving the easterly right-of-way line of 5th Avenue North, with the southerly right-of-way line of Madison Street, North 62 deg 57 min 15 sec East, 116.79 feet to an iron rod set at the intersection with the westerly right-of-way line of Alley Number 202, 10 feet in width;

Thence leaving the southerly right-of-way line of Madison Street, with the westerly right-of-way line of Alley Number 202, South 26 deg 55 min 15 sec East, 92.47 feet to an iron rod set, at a corner common with the property of H.G. Hill Realty Company, LLC, as of record in Instrument Number: 20100401-0024438, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Alley Number 202, with the northerly property line of H.G. Hill Realty Company, LLC, South 62 deg 48 min 19 sec West, 116.35 feet to an iron rod set in the easterly right-of-way line of 5th Avenue North;

Thence with the easterly right-of-way line of 5th Avenue North, North 27 deg 11 min 41 sec West, 92.77 feet to the POINT OF BEGINNING. Containing 10,797 square feet or 0.248 acres more or less.

Being the same property conveyed to H.G. HILL REALTY COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY from GERMANTOWN PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deeds of record in Instrument No. 20120910-0082004, and Instrument No. 20120910-0082005, dated September 6, 2012, in the Register's Office of Davidson County.

TOGETHER WITH that portion of Alley No. 177, 178 & 202 included in said property that was closed by the Council of the Metropolitan Government of Nashville & Davidson County by Metropolitan County Council Order No. BL2021-627 of record in the County Court Clerk's Office for said County.

PIN: 082-09-0-398.00
Address: 1120 5th Avenue N, Nashville, Tennessee 37208

PIN: 082-09-0-399.00
Address: 1118 5th Avenue N, Nashville, Tennessee 37208

PIN: 082-13-0-254.00
Address: 1116 5th Avenue N, Nashville, Tennessee 37208

(TRACT 5)

Legal Description

Land being located in Davidson County, Tennessee being parts of Lots Nos. 46 and 78, in D.T. McGavock's First Addition to Nashville, a plan of which is or recorded in Book 10, Pages 606 to 609 of the Register's Office for Davidson County, Tennessee, being Lot No. 2 in Nena S. Bradshaw's Subdivision (Plan not of record) described as follows:

Beginning the south margin of Madison Street 164 feet westerly from the westerly margin of Fourth Avenue North, at a corner common with H.G. Hill Realty Company, LLC, as of record in Deed Instrument No. 201004290032686, at said Register's Office; Thence leaving the southerly margin of said street with the westerly property line of H.G. Hill Realty Company, LLC, South 26 deg 57 min 18 sec East, 118.00 feet to an existing iron rod on the northerly margin of Alley No. 178, 13 feet in width; Thence with the northerly margin of Alley No. 178, South 62 deg 57 min 14 sec West, 36.00 feet to an existing iron rod at a corner common with Scott C. Chambers, as of record in Deed Instrument No. 201907180070560, at said Register's Office; Thence leaving the northerly margin of Alley No. 178 with the easterly property line of Scott C. Chambers, North 26 deg 57 min 18 sec West, 118.00 feet to an iron rod set on the southerly margin of Madison Street; Thence with the southerly margin of Madison Street, North 62 deg 57 min 15 sec East, 36.00 feet to the point of beginning, containing 4,248 square feet (0.10 acres more or less), as described according to the ALTA/ACSM Land Title Survey by Michael H. Charette, Tenn. RLS No. 2048, with Cherry Land Surveying, Inc., dated February 5, 2020, last revised March 16, 2020 and designated as Job No. 18057ALT.

Being the same property conveyed to H.G. HILL REALTY COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY from HILL CENTER GERMANTOWN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deeds of record in Instrument No. 20260217-0012489, dated February 17, 2026, in the Register's Office of Davidson County.

PIN: 082-09-0-401.00
Address: 409 Madison Street, Nashville, Tennessee 37208

(TRACT 6)

Legal Description

Land in Davidson County, Tennessee being part of Lot No. 78 in D. T. McGavock's First Addition to Nashville, a plan of which is of record in Book 10, pages 606 to 609, described as follows:

Being Lot No. 3 in Lena Bradshaw's subdivision plan not of record described as follows: Beginning at an iron rod set on the southerly margin of Madison Street 200 feet westerly from the westerly margin of Fourth Avenue North at a corner common with Andree A. LeQuire, as of record in Deed Instrument No. 201907180070558, at said Register's Office; Thence leaving the southerly margin of said street with the westerly property line of Andree LeQuire, South 26 deg 57 min 18 sec East, 118.00 feet to an existing iron rod on the northerly margin of Alley No. 178, 13 feet in width; Thence South 62 deg 57 min 14 sec West, 36.08 feet to an existing iron rod at the intersection of the northerly margin of Alley No. 178 and the easterly margin of Alley No. 202, 10 feet in width; Thence with the easterly margin of Alley No. 202, North 26 deg 57 min 18 sec West, 118.00 feet to an existing iron rod on the southerly margin of Madison Street; Thence with the southerly margin of Madison Street, North 62 deg 57 min 15 sec East, 36.08 feet to the point of beginning, containing 4,257 square feet (0.10 acres more or less), as described according to the ALTA/ACSM Land Title Survey by Michael H. Charette, Tenn. RLS No. 2048, with Cherry Land Surveying, Inc., dated February 5, 2020, last revised March 16, 2020 and designated as Job No. 18057ALT.

Being the same property conveyed to H.G. HILL REALTY COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY from HILL CENTER GERMANTOWN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deeds of record in Instrument No. 20260217-0012490, dated February 17, 2026, in the Register's Office of Davidson County.

PIN: 082-09-0-400.00
Address: 411 Madison Street, Nashville, Tennessee 37208

Tennessee Certification of Electronic Document

I, Maggie Sandwith, 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 February 13, 2026 (date of document).

Maggie Sandwith

Affiant Signature

February 13, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of February, 2026

Benita Hudson

Notary's Signature

My Commission Expires: NOV 2, 2026

NOTARY'S SEAL

