QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P. C., 2021 Richard Jones Road, Suite 220, Nashville, Tennessee 37215

STATE OF Tennessee Georgia
COUNTY OF Davidson Cobb

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of July, 2018.

Notary Public

COMMISSION EXPIRES: April 16, 2022

JENNIFER MEEK NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES April 16, 2022

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Bill Garrett Davidson County
Batch# 122168 DEEDQC
07/30/2018 10:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180730-0073894

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
C. Eugene Gilbert, et. al.	Same as Owner	093 06 2 078.00
(NAME)	(NAME)	
P. O. Box 680245		
(ADDRESS)	(ADDRESS)	
Marietta, GA 30068		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **132 2ND AVENUE NORTH, LLC,** A GEORGIA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN TENNESSEE, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY CONVEY, REMISE, RELEASE AND QUITCLAIM UNTO **FIRST THUNDERBOLT, INC., a Georgia corporation (a 40% undivided interest), C. EUGENE GILBERT (a 16 2/3% undivided interest), C. ANSLEY WILLIAMS, JR. (an 11 2/3% undivided interest), STANLEY E. STRICKLAND (a 10% undivided interest), PAM PITISCI (a 15% undivided interest), and HAROLD R. REYNOLDS (a 6 2/3% undivided interest), AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 14 on the Plan of the Original Town of Nashville, not of record, and being also partly shown as Lots Nos. 47 & 49 on the Plan of the Gordon Block of record in Book 21, page 53, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Second Avenue North, formerly Market Street; said point being the northwest corner of Lot No. 47 on Wm. H. Gordon's Plan, as of record in Book 21, page 53, Register's Office for Davidson County, Tennessee; thence eastwardly along the northerly line of said Lot No. 47 and continuing along said line, extended, a total distance of 213 feet, more or less, toe a point in the westerly margin of First Avenue North, formerly Front Street; thence with the westerly margin of said Avenue, southwardly 24 feet 1 inch to a point in the center of the partition wall between the building located on the herein described property and the property located south of this property; thence westwardly with the center of said partition wall, a total distance of 213 feet, more or less, to a point in the easterly margin of Second Avenue North, formerly Market Street; thence along the easterly margin of Second Avenue North, formerly Market Street, 24 feet 1 inch to the point of beginning.

Being the same property conveyed to 132 2nd Avenue North, LLC, a Georgia Limited Liability Company from 132 Second Avenue Corporation, a Tennessee corporation by Special Warranty Deed of record in Instrument No. 20030820-0121028, in the Register's Office for Davidson County, Tennessee.

Also described according to a survey prepared by Kevin David Crowe, RLS No. 1979, Crowe-Wheeler and Associates, File No. 18-125alta.DWG, dated May 20, 2018, last revised July 12, 2018, as follows:

A certain parcel of land in Tennessee lying in Davidson County, in the city of Nashville, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a set 5/8 in. rebar, 18 in. in length with a plastic cap stamped "KEVIN CROWE TN 1979". All bearings are based Tennessee State Plane Coordinate System, using geoid 09, observed on May 29, 2018.

BEGINNING at a set PK nail in the northeast right of way line of 2nd Avenue N., being approximately 130'

southeast of the centerline intersection of Commerce Street, being a common corner to a lot of Trustees Garden Development, LLC (Instrument #20060426-0047973); thence leaving said right of way line and with Trustees Garden Development, LLC N 62°31'09" E a distance of 210.85' to a set PK nail in the southwest right of way line of 1st Avenue N., a common corner to Trustees Garden Development, LLC; thence leaving said lot of Trustees Garden Development, LLC and with said right of way line S 26°52'03" E a distance of 24.39' to a set PK nail in said right of way line, a common corner to the lot of Possum Real Estate Holdings, LLC (Instrument #20161123-0124042); thence leaving said right of way line and with Possum Real Estate Holdings, LLC S 62°30'18" W a distance of 210.46' to a set PK nail in said right of way line of 2nd Avenue N., a common corner to Possum Real Estate Holdings, LLC; thence leaving the lot of Possum Real Estate Holdings, LLC and with said right of way line N 27°47'46" W a distance of 24.44' to the point of beginning, having an area of 5,142.5 square feet, or 0.12 acres, according to a survey performed under the direct supervision of Kevin David Crowe, TN PLS 1979.

This conveyance is subject to all matters shown on any applicable recorded plan (including, without limitation, the plat of record at Plat Book 21, Page 53, Register's Office for Davidson County, Tennessee), all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property, known as 132 2nd Avenue North, Nashville, TN 37201.

Witness GRANTOR's hand by and through its authorized representative this 27 day of July, 2018.

132 2nd AVENUE NORTH, LLC, a Georgia limited liability company registered and authorized to do business in Tennessee, Grantor

By: _____
C. Eugene Gilbert, Manager and Authorized Member

State of Tennessee Georgia)
)
County of Davidson Cobb)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared C. Eugene Gilbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who in my presence under oath acknowledged himself to be the Manager and Authorized Member of **132 2nd Avenue North, LLC**, a Georgia limited liability company also registered and authorized to do business in Tennessee, the within named bargainor, and in my presence affixed his signature to the within instrument, for and on behalf of said bargainor, in his capacity of Manager and Authorized Member, by signing the name of said bargainor by himself as its Manager and Authorized Member, having been duly authorized so to do, and that he did so freely and voluntarily, for the purposes therein contained, with intention of binding said bargainor thereto.

WITNESS my hand and seal this 27 day of July, 2018.

_____
NOTARY PUBLIC

Commission Expires: April 16, 2019

JENNIFER MEEK
NOTARY PUBLIC
MY COMMISSION EXPIRES
APRIL 16, 2019
COBB COUNTY, GEORGIA

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D. Bennett III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Ernest D. Bennett, III (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 7-7-20

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 7, 2020