QUITCLAIM DEED

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

STATE OF Tennessee

COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2018.

Notary Public

COMMISSION EXPIRES: 5/5/2020

STATE OF TENNESSEE NOTARY PUBLIC (Affix Seal Above) Jennifer Pugh-Nolan COUNTY OF DAVIDSON My Comm. Expires May 5, 2020

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Bill Garrett Davidson County
Batch# 123560 DEEDQC
08/01/2018 03:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180801-0075392

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
132 North LLC C/O William W. Miller, Jr. Sole Member	Same as Owner	093 06 2 078.00
(NAME) 119 3rd Avenue South	(NAME)	
(ADDRESS) Nashville, TN 37201	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **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), BEING ALL OF THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTORS, DO HEREBY CONVEY, REMISE, RELEASE AND QUITCLAIM UNTO **132 NORTH LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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.

Being the same property conveyed to Sellers herein by 132 2nd Avenue North, LLC, a Georgia limited liability company, by deed of record in Instrument No. 20180730-0073894 in the Register's Office for Davidson County, Tennessee, and previously conveyed to the said 132 2nd Avenue North, LLC, from 132 Second Avenue Corporation, a Tennessee corporation by Special Warranty Deed of record in Instrument No. 20030820-0121028, in said Register's Office.

This conveyance is subject to the following:

1. All matters shown on plat of record in Plat Book 21, page 53, in the Register's Office of Davidson County,

Tennessee.

2. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by 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 June 5, 2018:

   - Building overhang encroaches over the westerly boundary of the property onto the adjacent street right-of-way

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

Witness GRANTORS' hands this 31st day of July, 2018.

FIRST THUNDERBOLT, INC., A Georgia corporation,
Grantor

By: _____
C. Eugene Gilbert, Authorized Representative

_____
C. Eugene Gilbert, Grantor

_____
C. Ansley Williams, Jr. Grantor, by and through
C. Eugene Gilbert, his attorney-in-fact

_____
Stanley E. Strickland, Grantor, by and through
C. Eugene Gilbert, his attorney-in-fact

_____
Pam Pitisci, Grantor, by and through
C. Eugene Gilbert, her attorney-in-fact

_____
Harold R. Reynolds, Grantor, by and through
C. Eugene Gilbert, his attorney-in-fact

State of Tennessee)
)
County of Davidson)

Before me, Jennifer Pugh-Nolan of the state and county aforementioned, personally appeared C. Eugene Gilbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Representative of First Thunderbolt, Inc., the within named bargainor, a Georgia corporation, and that such person, as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by such person as Authorized Representative.

WITNESS my hand and seal this 31st day of July, 2018.

_____
NOTARY PUBLIC

Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

Commission Expires: 5/5/2020

State of Tennessee)
)
County of Davidson)

Before me, Jennifer Pugh-Nolan of the state and county aforementioned, personally appeared C. Eugene Gilbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a within named bargainor, and further acknowledged such person to be the Attorney-in-Fact for C. Ansley Williams, Jr., Stanley E. Strickland, Pam Pitisci, and Harold R. Reynolds, individuals and within named bargainors, and that such person, individually and as such Attorney-in-Fact, executed the foregoing instrument for the purpose therein contained, by signing his name, individually, and the name of each individual bargainor by such person as Attorney-in-Fact.

WITNESS my hand and seal this 31st day of July, 2018.

_____
NOTARY PUBLIC

Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

Commission Expires: 5/5/2020

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

