Karen Y Johnson Davidson County
Batch# 148463 DEEDQC
10/03/2018 09:40:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181003-0098074

QUITCLAIM DEED

TO: 105 Second Avenue Partnership 2,
a Tennessee general partnership

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: 105 Second Avenue, LLC,
a Tennessee limited liability company

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
105 Second Avenue Partnership 2 4535 Harding Pike, Suite 309 Nashville, TN 37205	Same	093-06-2-047.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me, this 2nd day of ~~September~~ October, 2018.

Notary Public

My Commission Expires: 05-03-2021

SALLY CROSBY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, **105 Second Avenue, LLC**, a Tennessee limited liability company (hereinafter called the "Grantor"), does quitclaim, transfer and convey unto **105 Second Avenue Partnership 2**, a Tennessee general partnership (hereinafter called the "Grantor"), and Grantor's successors and assigns, all of Grantor's interest, if any, as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 109 2nd Avenue North, Nashville, Davidson County, Tennessee 37201.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 26th day of September, 2018.



GRANTOR:

105 Second Avenue, LLC,
a Tennessee limited liability company

By: _____
Douglas L. Hirt, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Cheryl W. Martin, a Notary Public of said County and State, personally appeared Douglas L. Hirt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Chief Manager of 105 Second Avenue, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as a Chief Manager.

Witness my hand and seal, at Office in Nashville, Tennessee this 26th day of September, 2018.

_____
Notary Public

My Commission Expires: 11-5-2018

EXHIBIT A

PROPERTY DESCRIPTION

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the southerly 40 feet of Lot No. 2 on the Plan of Richard Cross' Subdivision of Lot No. 30 and part of Lot No. 29 in the original Town of Nashville, as of record in Will Book 9, page 75, County Court of said County.

Said part of Lot No. 2 fronts 40 feet on the westerly side of Second Avenue, North, as widened, and extends back between parallel lines, parallel with and 45 feet northerly from the northerly margin of Broad Street, 85 feet more or less, to an alley.

Being the same property conveyed to MIMSYE MAY from ROBERT R. WOOD and wife, IRENE H. WOOD by deed of record in Book 5421, page 609, dated April 16, 1979, said Register's Office. MIMSYE MAY further conveyed her interest to LEON MAY, TRUSTEE, by Quitclaim Deed of record in Book 6053, page 661, dated May 9, 1983, said Register's Office. LEON MAY, TRUSTEE further conveyed said property to 105 SECOND AVENUE, LLC, by Quitclaim Deed of record in Book 11280, page 772, dated January 4, 1999, said Register's Office. 105 SECOND AVENUE, LLC subsequently became known as 105 SECOND AVENUE PARTNERSHIP pursuant to Certificate of Merger of record as Instrument No. 19991229-0308696, and as Instrument No. 20160516-0048566, said Register's Office. 105 SECOND AVENUE PARTNERSHIP subsequently became known as 105 SECOND AVENUE, LLC, who became known as 105 SECOND AVENUE PARTNERSHIP 2, pursuant to Articles of Conversion of record as Instrument No. 20160516-0048568, said Register's Office.