Karen Y Johnson Davidson County
Batch# 161829 DEEDQC
11/16/2018 10:03:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20181116-0112966

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, Tennessee 37203

QUITCLAIM DEED
(Consolidation of Tracts)

Address of new owner as follows:	**Send tax bills to:**	**Map-Parcel Nos.**
Charlotte Avenue Lodging, LLC **505 Riverfront Parkway** **Chattanooga, TN 37402**	**(Same)**	**092-08-0-179.00** **092-08-0-182.00** **092-08-0-185.00**

WHEREAS, **Charlotte Avenue Lodging, LLC, a Tennessee limited liability company** (the "Grantor") owns eight tracts of land in Davidson County, Tennessee as more particularly described on **Exhibit A** and **Exhibit B** attached hereto and incorporated herein by this reference;

WHEREAS, the eight tracts described in **Exhibits A and B** attached hereto are contiguous and Grantor desires to combine all eight tracts into a single tract and to set forth a new description for the combined tracts;

NOW THEREFORE, for and in consideration of the foregoing, Grantor does hereby convey unto **Charlotte Avenue Lodging, LLC, a Tennessee limited liability company** (the "Grantee"), its successors and assigns all of Grantor's right, title and interest in and to certain real property situated in Davidson County, Tennessee described on **Exhibit A** and **Exhibit B** attached hereto and incorporated herein by this reference which are hereby combined and, as combined, are more particularly described as follows:

THE POINT OF BEGINNING BEING AT A FOUND PK NAIL IN THE CENTERLINE OF A CLOSED ALLEY, NO. 600, SAID PK NAIL ALSO BEING IN THE SOUTHERLY LINE OF THE METRO DEVELOPMENT AND HOUSING AGENCY (M.D.H.A.), INSTRUMENT NO. 20080117-0005448 (R.O.D.C.T.), THE NORTHERLY CORNER OF THE MID SOUTH WAFFLES, INC. PROPERTY, INSTRUMENT NO. 20141217-0115438, BEING THE WESTERLY CORNER OF THE MORRIS B. HADDOX PROPERTY, DB 5041 PG 529 (R.O.D.C.T.), AND THE WESTERLY CORNER OF THE HEREIN TRACT DESCRIBED;

THENCE, LEAVING SAID MID SOUTH WAFFLES, INC. PROPERTY WITH THE CENTERLINE OF SAID ALLEY AND M.D.H.A. PROPERTY, BEARING N 61°52'18" E 148.34 FEET TO AN IRON PIN AND CAP SET, SAID IRON PIN BEING THE NORTHERLY CORNER OF SAID HADDOX PROPERTY, THE WESTERLY CORNER OF THE SANKET S. PATEL PROPERTY, INSTRUMENT NO. 20180313-0023348 (R.O.D.C.T.), AND THE CENTERLINE INTERSECTION OF SAID ALLEY AND A CLOSED STREET, 15TH AVE. NORTH;

THENCE, CONTINUING WITH THE CENTERLINE OF SAID ALLEY AND M.D.H.A. PROPERTY, BEARING N 61°52'18" E 99.08 FEET TO A POINT, SAID POINT BEING IN SAID SOUTHERLY LINE OF THE M.D.H.A. PROPERTY, THE WESTERLY CORNER OF THE JAMSHID MOHEBBI AND JAMSHID SHARIFI PROPERTY, INSTURMENT NO. 20170105-0001346 (R.O.D.C.T.), BEING THE NORTHERLY CORNER OF SAID PATEL PROPERTY, AND ALSO BEING THE NORTHERLY CORNER OF THE HEREIN TRACT DESCRIBED;

THENCE, LEAVING SAID ALLEY AND M.D.H.A. PROPERTY, WTH SAID MOHEBBI AND SHARIFI PROPERTY, BEARING S 28°24'19" E 115.09 FEET TO A SET IRON PIN AND CAP, SAID IRON PIN BEING IN THE NORHTERLY RIGHT-OF-WAY LINE FOR CHARLOTTE AVENUE, BEING THE SOUTHERLY CORNER OF SAID MOHEBBI AND SHARIFI PROPERTY, BEING THE EASTERLY CORNER OF SAID PATEL PROPERTY, AND BEING THE EASTERLY CORNER OF THE HEREIN TRACT DESCRIBED;

THENCE, LEAVING SAID MOHEBBI AND SHARIFI PROPERTY WITH SAID CHARLOTTE AVENUE RIGHT-OF-WAY, BEARING S 61°47'57" W 100.16 FEET TO A SET IRON PIN AND CAP, SAID IRON PIN BEING IN SAID CHARLOTTE AVENUE RIGHT-OF-WAY, BEING THE SOUTHERLY CORNER OF SAID PATEL PROPERTY, AND BEING THE EASTERLY CORNER OF THE MORRIS B. HADDOX PROPERTY, INSTRUMENT NO. 20100111-002397 (R.O.D.C.T.);

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY, BEARING S 61°47'57" W 72.33 FEET TO A POINT, SAID POINT BEING IN SAID RIGHT-OF-WAY, BEING THE SOUTERLY CORNER OF SAID HADDOX PROPERTY, INSTRUMENT NO. 20100111-002397 (R.O.D.C.T.), AND BEING IN THE EASTERLY LINE OF THE MORRIS B. HADDOX PROPERTY, DB 5041 PG 529 (R.O.D.C.T.);

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY, BEARING S 61°47'57" W 76.40 FEET TO A PK NAIL FOUND, SAID PK NAIL BEING IN SAID RIGHT-OF-WAY, BEING THE EASTERLY CORNER OF SAID MID SOUTH WAFFLES, INC. PROPERTY, BEING THE SOUTHERLY CORNER OF SAID HADDOX PROPERTY DB 5041 PG 529 (R.O.D.C.T.), AND THE SOUTHERLY CORNER OF THE HEREIN TRACT DESCRIBED;

THENCE, LEAVING SAID CHARLOTTE AVENUE RIGHT-OF-WAY, WITH THE MID SOUTH WAFFLES, INC. PROPERTY, BEARING N 27°40'40" W 115.40 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL, 0.66 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CHARLOTTE AVENUE LODGING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM MORRIS B. HADDOX III AND NATHAN HADDOX AS THE DULY APPOINTED CO-EXECUTORS OF THE ESTATE OF MORRIS B. HADDOX, JR. DATED MARCH 30, 2017 AND RECORDED AS INSTRUMENT NO. 20170331-0031594 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

AND

BEING THE SAME PROPERTY CONVEYED TO CHARLOTTE AVENUE LODGING, LLC, A TENNESSEE LIMITED LIABILTY COMPANY BY WARRANTY DEED FROM SANKET S. PATEL DATED _____, 2018 AND RECORDED AS INSTRUMENT NO. ___201811160112965_____ IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE PURPOSE OF THIS DEED IS TO COMBINE AND CONSOLIDATE EIGHT CONTIGUOUS PARCELS OF LAND.

Said property is conveyed subject to all such easements, limitations, restrictions, and encumbrances as may affect said parcels, as so combined.

Witness my hand this ____ day of November 2018 the bargaining party, having caused its name to be signed hereto on said day and date.

Charlotte Avenue Lodging, LLC, a Tennessee limited liability company

By: _____
Hiren Desai
Its: Manager

STATE OF TENNESSEE)
)
COUNTY OF Hamilton)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Hiren Desai**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **Manager** of **Charlotte Avenue Lodging, LLC, a Tennessee limited liability company**, the within named bargainor and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as its Manager.

Witness my hand and seal, at office this 14th day of ~~April~~ November 2018.

Jason Rothenberg
Notary Public

My commission expires: 12/29/20

JASON ROTHENBERG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~)
Hamilton

The actual consideration or value whichever is greater, for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 14th day of November 2018.

Notary Public

My Commission Expires: 12/29/20

JASON ROTHENBERG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

EXHIBIT A

[*Property Legal Description – Haddox Tracts*]

TRACT I

Land in Davidson County, Tennessee, being the remainder not used to widen Charlotte Avenue, of Lot No. 16 on the plan of Samuel Watkins (deceased) Real Estate in the City of Nashville, of record in Book 57, Page 13, Register's Office for said County and described as follows:

Said remainder of Lot No. 16 fronts 50 feet on the new relocated north margin of Cedar Street (now Charlotte Avenue) and runs back between parallel lines 108 feet to an alley.

Being the same property conveyed to M. B. HADDOX AND WIFE, LINELLE HADDOX by deed from the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, of record in Book 4576, Page 388, dated January 10, 1972, said Register's Office. M. B. HADDOX AND WIFE, LINELLE HADDOX have since conveyed their interest in said property to THOMAS V. WHITE, TRUSTEE, who in turn conveyed to MORRIS B. HADDOX by quitclaim deed of record in Book 5041, Page 529, dated June 25, 1976, said Register's Office. MORRIS B. HADDOX died testate on or about March 26, 2016. Pursuant to the terms of his will of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P880, said property is to be administered as part of his probate estate. MORRIS B. HADDOX, III AND NATHAN HADDOX have been appointed as CO-EXECUTORS OF THE ESTATE OF MORRIS B. HADDOX, JR.

TRACT II

Land in Davidson County, Tennessee, being the north 60 feet of Lots Nos. 14 and 15 on the plan of Samuel Watkins (deceased) Real Estate in the City of Nashville, of record in Book 57, Page 13, Register's Office for said County and described as follows:

Said part of Lots Nos. 14 and 15 front 60 feet on the west side of 15th Avenue, North and run back between parallel lines along the south margin of an alley 78 1/2 feet to a dead line.

Being the same property conveyed to MORRIS B. HADDOX AND WIFE, LINELLE HADDOX by deed from JAMES N. STANSELL, RUSSEL A. STANSELL AND MARVIN W. STANSELL D/B/A J. R. & M. COMPANY of record in Book 4737, Page 7, dated September 15, 1972, said Register's Office. MORRIS B. HADDOX AND WIFE, LINELLE HADDOX have since conveyed their interest in said property to THOMAS V. WHITE, TRUSTEE, who in turn conveyed to MORRIS B. HADDOX by quitclaim deed of record in Book 5041, Page 523, dated June 25, 1976, said Register's Office. MORRIS B. HADDOX died testate on or about March 26, 2016. Pursuant to the terms of his will of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P880, said property is to be administered as part of his probate estate. MORRIS B. HADDOX, III AND NATHAN HADDOX have been appointed as CO-EXECUTORS OF THE ESTATE OF MORRIS B. HADDOX, JR.

TRACT III

Land in Davidson County, Tennessee, being the westerly 26 feet of the southerly part of Lot No. 15 on the plan of Samuel Watkins (deceased) Real Estate in the City of Nashville, of record in Book 57, Page 13, Register's Office for said County and described as follows:

Said part of Lot No. 15 fronts 26 feet on the new relocated northerly side of Cedar Street (now Charlotte Avenue) and runs back between parallel lines 48 feet, more or less, to a dead line on which it measures 26 feet thereon.

Being the same property conveyed to MORRIS B. HADDOX, JR. by deed from the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, of record in Book 5359, Page 130, dated October 4, 1978, said Register's Office. MORRIS B. HADDOX died testate on or about March 26, 2016. Pursuant to the terms of his will of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P880, said property is to be administered as part of his probate estate. MORRIS B. HADDOX, III AND NATHAN HADDOX have been appointed as CO-EXECUTORS OF THE ESTATE OF MORRIS B. HADDOX, JR.

TRACT IV

Land in Davidson County, Tennessee, being part of Lots 14 and 15 on the plan of Samuel Watkins (deceased) Real Estate in the City of Nashville, of record in Book 57, Page 13, Register's Office for said County and described as follows:

Beginning on the northerly margin of Cedar Street (now Charlotte Avenue) at a point 26 feet 2 inches west of the westerly margin of 15th Avenue North; thence northwardly 90 feet; thence westwardly 26 feet 2 inches; thence southerly 90 feet to the northerly margin of Cedar Street (now Charlotte Avenue); thence with the northerly margin of said Street, eastwardly 26 feet 2 inches to the point of beginning.

Being the same property conveyed to MORRIS B. HADDOX by deed from DUDLEY ERNEST FELIX of record in Instrument No. 20100111-0002397, dated September 16, 2008, said Register's Office. MORRIS B. HADDOX died testate on or about March 26, 2016. Pursuant to the terms of his will of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P880, said property is to be administered as part of his probate estate. MORRIS B. HADDOX, III AND NATHAN HADDOX have been appointed as CO-EXECUTORS OF THE ESTATE OF MORRIS B. HADDOX, JR.

INCLUDED in the above description but specifically excluded therefrom is that portion of said property conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, by deed of record in Book 4541, Page 759, said Register's Office.

TRACT V

Land in Davidson County, Tennessee, being all of the remainder not used as right-of-way for Charlotte Avenue, part of Lot No. 14 on the plan of Samuel Watkins (deceased) Real Estate in the City of Nashville, of record in Book 57, Page 13, Register's Office for said County and described as follows:

Beginning at a point on the west margin of 15th Avenue, North, 57 feet from the present northwest corner of Charlotte Avenue and 15th Avenue, North; thence southwesterly 23.6 feet around a curve that has a 15-foot radius to a point on the new relocated northerly margin of Charlotte Avenue; thence westerly 11 feet along the new relocated northerly margin of Charlotte Avenue, the same being parallel to and 42 feet from the old northerly margin of Charlotte Avenue to a point; thence northwestwardly 47.5 feet along a line parallel to and 26 feet from the west margin of 15th Avenue, North to a point; thence easterly 26 feet along a line parallel to and 90 feet from the old northerly margin of Charlotte Avenue to a point on the west margin of 15th Avenue, North; thence southeasterly 33 feet along the west margin of 15th Avenue, North to the point of beginning and containing 1,199.7 square feet.

TOGETHER with the right to use and occupy that portion of 15th Avenue North included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 089-800 of record in the County Court Clerk's Office for said County.

TOGETHER with the right to use and occupy that portion of Alley No. 600 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. 095-1410 of record in the County Court Clerk's Office for said County.

Being the same property conveyed to Charlotte Avenue Lodging, LLC, a Tennessee limited liability company by Warranty Deed from Morris B. Haddox III and Nathan Haddox as the duly appointed Co-Executors of the Estate of Morris B. Haddox, Jr. dated March 30, 2017 and recorded as Instrument no. 20170331-0031594 in the Register's Office for Davidson County, Tennessee.

- End of Exhibit -

EXHIBIT B

[*Property Legal Description – Patel Tracts*]

TRACT I:

Land in Davidson County, Tennessee, being the remainder not used as right-of-way for Charlotte Avenue of Lot No. 35 on the Map of Samuel Watkins Subdivision of record in Book 21, Page 134, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of 15th Avenue North and Shankland Alley; thence North 61° 11' East 29.31 feet along the south margin of said alley to a point; thence South 28° 30' East 115.5 feet to a point on the north margin of Charlotte Avenue; thence South 61° 11' West 15.19 feet along said margin of Charlotte Avenue to a point; thence northwesterly 23.38 feet around a curve that has a 14.81 foot radius to a point; thence North 28° 30' East 100.69 feet along the east margin of 15th Avenue North to the point of beginning.

TRACT II:

Land in Davidson County, Tennessee, being a part of Lot No. 36 on the Map of Samuel Watkins Subdivision of record in Book 21, Page 134, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 36 fronts 50 feet on the new relocated northerly margin of Cedar Street, now Charlotte Avenue, and runs back between parallel lines 115.5 feet to an alley on which it measures 50 feet thereon.

TRACT III:

TOGETHER with the right to use and occupy that portion of Alley No. 600 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 073-759 of record in the County Court Clerk's Office for said County.

TRACT IV:

TOGETHER with the right to use and occupy that portion of 15th Avenue North included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 089-800 of record in the County Court Clerk's Office for said County.

Being the same property conveyed to Charlotte Avenue Lodging, LLC, a Tennessee limited liability company by warranty deed from Sanket S. Patel dated _____, 2018 and recorded as Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

- End of Exhibit -

TRUE COPY CERTIFICATION

I, **G. Miller Hogan II**, 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.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Yvette D. Arledge, a Notary Public in and for said County and State G. Miller Hogan II, the within named affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15TH day of June 2018.

Notary Public

YVETTE DENISE ARLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2020

My commission expires:_____