Karen Y Johnson Davidson County
Batch# 174134 DEEDQC
12/14/2018 10:33:29 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181214-0121752

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
5th Ave Property LLC 212 Overlook Cir., Ste. 207 Brentwood, Tennessee 37027	5th Ave Property LLC 212 Overlook Cir., Ste. 207 Brentwood, Tennessee 37027	Parcel No. 093-15-0-160.00 Parcel No. 093-15-0-381.00 Parcel No. 093-15-0-382.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **RICHLAND SOUTH, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **5TH AVE PROPERTY LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2018 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 22nd day of October, 2018.

GRANTOR:

RICHLAND SOUTH, LLC,
a Tennessee limited liability company

By: _____
Name: Hassan Mousavi
Its: Sole Member and Manager

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Hassan Mousavi, the Sole Member and Manager of Richland South, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Sole Member Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Richland South, LLC, a Tennessee limited liability company, as such Sole Member and Manager.

Witness my hand and official seal this 22nd day of October, 2018.

My Commission Expires:

5-25-20

_____
Notary Public

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAY 25, 2020

AFFIDAVIT OF VALUE

I, Charles D. Farmer, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 22nd day of October, 2018.

_____
Affiant

_____
Notary Public

My Commission Expires: 5-25-20

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAY 25, 2020

EXHIBIT "A"

Legal Description of the Property

TRACT 1:

Land in Davidson County, Tennessee, being the southerly 30 feet of Lot No. 70 in Barrow Grove Addition to the City of Nashville, fronting 30 feet on the easterly side of Fifth Avenue South, formerly South Summer Street and running back between parallel lines 176 feet to an alley, as per plan recorded in Book "S", page 279, of the Register's Office for said county, and more particularly described as beginning at a point on the easterly side of Fifth Avenue South 121 feet north of the northerly margin of Mulberry Street; running thence easterly parallel to the northerly margin of Mulberry Street, 176 feet to an alley; thence northerly with the westerly margin of said alley, 30 feet; thence westerly 176 feet to the easterly margin of Fifth Avenue South; thence southerly with the easterly margin of Fifth Avenue South 30 feet to the beginning.

TRACT 2:

Land in Davidson County, Tennessee, being part of Lot No. 69 on the Map of Barrow Grove of record in Book "S", Page 279, said Register's Office described as follows:

Beginning at a point in the east margin of 5th Avenue South at the northwest corner of the property conveyed to J.J. Nelson and wife, of record in Book 545, Page 343, Register's Office for said county, said point being 60 feet north of Mulberry Street; thence along Nelson's north line, easterly 176 feet to the west margin of said alley, northerly 61 feet to a point; thence westerly 176 feet to the east margin of 5th Avenue South; thence with the margin of the same, southerly 61 feet to the point of beginning.

TRACT 3:

Land in Davidson County, Tennessee, being the south 60 feet of Lot No. 69 on the Plan of Samuel Weakley's Survey of Barrows Grove, as of record in Book "S", Page 279, Register's Office for said county.

Said part of said Lot fronts 60 feet on the easterly side of Fifth Avenue South, formerly Summer Street, and runs back between parallel lines along the north margin of Mulberry Street, 176 feet to an alley.

TRACT 4:

Land in Davidson County, Tennessee, being the northerly 30 ½ feet of the southerly 60 ½ feet of Lot No. 70 in Barrow Grove Addition as of record in book "S", Page 279, Register's Office for said county, and described as follows:

Said part of said Lot 70 fronts 30 ½ feet on the easterly side of 5th Avenue South, formerly Summer Street, and extends back between parallel lines, and parallel with and 150 feet north of the northerly margin of Mulberry Street, for a distance of 176 feet to a rear alley.

Tracts 1, 2, 3 and 4 also being described as:

Being an ALTA/ACSM Land Title Survey dated May 14, 2018, last revised ____, prepared by Kenneth D. Church, TN RLS # 1004, with TTL USA, 5010 Linbar Drive, Ste 153, Nashville, Tennessee, with respect to certain real property located in Davidson County, Tennessee and being more particularly described as follows:

Beginning at a new mag nail in asphalt with a TTL washer said corner marking the point of intersection of northern right of way Mulberry Street and the eastern right of way 5th Avenue South, thence with said right of way North 27 degrees 33 minutes 42 seconds West for 181.50 feet to a new mag nail set iron in asphalt with a TTL washer, corner with property of PS Tennessee L. P. recorded in Deed Instrument Number 20010525-0054638 and 20170911-0092959, Parts of Lots 70 through and 72 Barrow Grove Addition, Book S Page 279 recorded in the Davidson County Register of Deeds; Thence with said line North 62 degrees 43 minutes 51 seconds East for 176.00 feet to a new mag nail in asphalt with a TTL washer in the west right of line of Alley No. 146; Thence with said line South 27 degrees 33 minutes 42 seconds East for 181.50 feet to a new mag nail in asphalt with a TTL washer in the northern right of way Mulberry Street; Thence with said right of way South 62 degrees 43 minutes 51 seconds West for 176.00 feet to the point of beginning.

Parcel containing 0.73 acres, more or less (31,943.50 square feet more or less).

Being the same property conveyed to Richland South, LLC, by Horizon Bank d/b/a Horizon Trust & Investment Management, as Trustee of the James B. Altman Irrevocable Trust, pursuant to Special Warranty Deed dated August 29, 2018, recorded as Instrument No. 20180831-0086817, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed dated August 29, 2018, recorded as Instrument No. 20180831-0086818.