Karen Johnson Davidson County
Batch# 189821 DEEDQC
01/30/2019 10:43:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20190130-0008859

THIS INSTRUMENT PREPARED BY:
Kathleen Hale McClellan, Attorney
Hale and Hale, PLC
198 East Main Street, Suite 200
Franklin, Tennessee 37064

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
1225 Lischey, LLC 2305 Cruzen Street Nashville, TN 37211-2103	SAME	071-15-0-476.00

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **WANDERER EAST GENERAL PARTNERS,** a Tennessee general partnership (hereinafter called the **"GRANTOR"**), hereby quitclaims and conveys all of its right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described on attached **Exhibit A**, which is incorporated herein by reference, unto **1225 LISCHEY, LLC**, a Tennessee limited liability company (hereinafter called the **"GRANTEE"**), its successors and assigns, to-wit.

This unimproved property is known as 1225 Lischey Avenue, Nashville, Davidson County, Tennessee 37207.

[The remainder of this page is left blank intentionally. Signatures and acknowledgements appear on the following pages.]

Effective the 29TH day of January, 2019.

WANDERER EAST GENERAL PARTNERS,
a Tennessee general partnership:

By: Legacy South Capital, LLC,
a Tennessee limited liability company, Partner

Frank E Neal IV, M

By: Frank E. Neal, IV, Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Frank E. Neal, IV**, 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 Member (or other officer authorized to execute the instrument) of **Legacy South Capital, LLC**, a limited liability company, a partner of Wanderer East General Partners, a Tennessee general partnership, the within named bargainor, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member, a partner of Wanderer East General Partners, the within named bargainor.

Witness my hand, at office, this 29th day of January 2019.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

January 8, 2022

The actual consideration for this transfer is Ten and NO/100 ($10.00) DOLLARS.

Frank E Neal IV

Affiant

Sworn to and subscribed before me, this 29th day of January, 2019.

My commission Expires: 1/8/22

Notary Public

Effective the 29TH day of January, 2019.

WANDERER EAST GENERAL PARTNERS,
a Tennessee general partnership:

By: AE Anderson Holdings LLC,
a Colorado limited liability company, Partner

By: Andrew E. Anderson, Manager Member

STATE OF IOWA)
COUNTY OF WOODBURY)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Andrew E. Anderson**, 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 Member (or other officer authorized to execute the instrument) of **AE Anderson Holdings LLC**, a limited liability company, a partner of Wanderer East General Partners, a Tennessee general partnership, the within named bargainor, and that as such Manager Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Manager Member, a partner of Wanderer East General Partners, the within named bargainor.

Witness my hand, at office, this 28 day of January, 2019.

My Commission Expires: 06/11/2020

Notary Public

NOTARIAL SEAL IOWA

TIM SUDBECK
Commission Number 784551
My Commission Expires
06/11/2020

Effective the 29TH day of January, 2019.

WANDERER EAST GENERAL PARTNERS,
a Tennessee general partnership:

By: Hesse Retirement, LLC,
a Wyoming limited liability company, Partner

By: Michael John Hesse, Manager

STATE OF Iowa)
COUNTY OF Woodbury)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Michael John Hesse**, 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 (or other officer authorized to execute the instrument) of **Hesse Retirement, LLC**, a limited liability company, a partner of Wanderer East General Partners, a Tennessee general partnership, the within named bargainor, and that as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Manager, a partner of Wanderer East General Partners, the within named bargainor.

Witness my hand, at office, this 25 day of January, 2019.

My Commission Expires: 08-08-2020

Notary Public

MELISSA MARTINACHE
Commission Number 769160
My Commission Expires
08-08-2020

Effective the 29TH day of January, 2019.

WANDERER EAST GENERAL PARTNERS,
a Tennessee general partnership:

By: Hannah Company Limited, LLC,
a Tennessee limited liability company, Partner

MM

By: Alec Hannah, Manager Member

STATE OF ~~TENNESSEE~~ Iowa)
COUNTY OF ~~WILLIAMSON~~ Woodbury)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Alec Hannah**, 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 Member (or other officer authorized to execute the instrument) of **Hannah Company Limited, LLC**, a limited liability company, a partner of Wanderer East General Partners, a Tennessee general partnership, the within named bargainor, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member, a partner of Wanderer East General Partners, the within named bargainor.

Witness my hand, at office, this 25 day of January, 2019.

My Commission Expires: 08-08-2020

Notary Public

MELISSA MATTHIAE
Commission Number 70150
My Commission Expires
08-08-2020

EXHIBIT A

TRACT 1:

Land in Davidson County, Tennessee, being Lots Nos. 29, 30 and 31 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said Lots Nos 29, 30 and 31 front 30 feet each on the easterly side of North Fourth Street, and run back between parallel lines 165 feet to an alley.

TRACT 2:

Land in Davidson County, Tennessee, being part of Lots 32 and 33 on the Plan of Oakwood Park of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

Beginning at a point in the east side of Lischey Avenue (Formerly North 4th Street) [at the point where the line between lots 31 and 32 meets the east margin of Lischey Avenue], thence around a curve with a radius of 17.50 feet, 26.80 feet to an iron pin, thence South 82 degrees 50 minutes East 9.36 feet to an iron pin; thence around a curve with a radius of 329.61 feet, 144.70 feet to an iron pin in the west margin of an alley, thence South 9 degrees 25 minutes West 52.98 feet along the margin of said alley; thence North 81 degrees 23 minutes West, 164.93 feet to the beginning.

Being the same property conveyed to Wanderer East General Partners, a Tennessee General Partnership, by Warranty Deed, dated August 31, 2018, from Catherine Y. Harrison, an unmarried woman, of record in Instrument No. 20180831-0086797, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

SITUATED IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOTS NOS. 29-33 ON THE PLAN OF OAKWOOD PARK, OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A SET 5/8" IRON PIN WITH CAP STAMPED "B A LAND" ON THE EXISTING EAST RIGHT-OF-WAY OF LISCHEY AVENUE (FORMERLY NORTH 4TH STREET), AT THE NORTHWEST CORNER OF LOT 28 OF SAID OAKWOOD PARK IN THE NAME OF ERIC AND JASON QUIRAM, AS RECORDED IN DB-20140324 00242170, THENCE, ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. NORTH 8°27'54" EAST A DISTANCE OF 90.00 FEET TO A SET 5/8" IRON PIN WITH CAP STAMPED "B A LAND"
2. ALONG A CURVE TO THE RIGHT WITH A 17.63 FOOT RADIUS, HAVING A CHORD BEARING NORTH 52° 27'22" EAST, A DISTANCE OF 24.31 FEET TO A SET 5/8" IRON PIN WITH CAP STAMPED "B A LAND" ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF DOUGLAS AVENUE

THENCE, ALONG SAID EXISTING RIGHT-OF-WAY OF DOUGLAS AVENUE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 82°59'06" EAST A DISTANCE OF 9.36 FEET TO A SET 5/8" IRON PIN WITH CAP STAMPED "B A LAND"

2. ALONG A CURVE TO THE LEFT WITH A 329.61 FOOT RADIUS, HAVING A CHORD BEARING NORTH 84° 17'00" EAST, A DISTANCE OF 143.89 FEET TO A SET 5/8" IRON PIN WITH CAP STAMPED "B A LAND" ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF ALLEY #301 (15')

THENCE, ALONG SAID EXISTING RIGHT-OF-WAY OF ALLEY #301 THE FOLLOWING TWO (2) COURSES:
1. SOUTH 9°15'54" WEST A DISTANCE OF 52.98 FEET TO A SET 5/8" IRON PIN WITH CAP STAMPED "B A LAND"
2. SOUTH 8°27'54" WEST A DISTANCE OF 90.00 FEET TO A FOUND 1/2" IRON PIN WITHOUT CAP ON THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 28THENCE, ALONG THE SAID NORTH LINE OF LOT 28, NORTH 81°32'06" WEST A DISTANCE OF 2.50 FEET TO A SET 5/8" IRON PIN WITH CAP STAMPED "B A LAND" AT THE PROPOSED NEW RIGHT-OF-WAY LINE;

THENCE, ALONG A LINE THROUGH THE SUBJECT PROPERTY THE FOLLOWING NINE (9) COURSES:

1. NORTH 8°27'54" EAST A DISTANCE OF 90.02 FEET TO A SET 5/8" IRON PIN WITH CAP STAMPED "B A LAND"
2. NORTH 9°15'54" EAST A DISTANCE OF 48.99 FEET TO A SET 5/8" IRON PIN WITH CAP STAMPED "B A LAND"
3. SOUTH 79°38'09" WEST A DISTANCE OF 9.54 FEET TO A SET 5/8" IRON PIN WITH CAP STAMPED "B A LAND"
4. SOUTH 73°48'42" WEST A DISTANCE OF 21.42 FEET TO A SET 5/8" IRON PIN WITH CAP STAMPED "B A LAND"
5. SOUTH 79°53'37" WEST A DISTANCE OF 23.19 FEET TO A SET 5/8" IRON PIN WITH CAP STAMPED "B A LAND"
6. ALONG A CURVE TO THE RIGHT WITH A 346.47 FOOT RADIUS, HAVING A CHORD BEARING SOUTH 88° 59'39" WEST, A DISTANCE OF 87.49 FEET TO A SET 5/8" IRON PIN WITH CAP STAMPED "B A LAND"
7. NORTH 85°26'35" WEST 11.35'TO A SET 5/8" IRON PIN WITH CAP STAMPED "B A LAND"
8. ALONG A CURVE TO THE LEFT WITH A 10.50 FOOT RADIUS, HAVING A CHORD BEARING SOUTH 52° 11'27" WEST, A DISTANCE OF 14.10 FEET TO A SET 5/8" IRON PIN WITH CAP STAMPED "B A LAND"
9. SOUTH 8°59'37" WEST A DISTANCE OF 94.24 FEET TO A SET 5/8" IRON PIN WITH CAP STAMPED "B A LAND" ON THE NORTH LINE OF THE AFOREMENTIONED LOT 28THENCE, ALONG THE SAID NORTH LINE OF LOT 28, NORTH 81°32'06" WEST A DISTANCE OF 4.45 FEET TO THE POINT OF BEGINNING

Excluded description being the same property conveyed to The Metropolitan Government of Nashville and Davidson County in Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190107-0001522, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

