(2)

QUITCLAIM DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-41156

This Instrument was prepared with information provided by Grantee. Preparer nor Grantor ma make no representation as to the accuracy of the description of the property conveyed herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2019

Notary Public

MY COMMISSION EXPIRES: 2-21-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SoBro Las Group, PLLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THRIVE CALIFORNIA, LLC	NEW OWNER	**091-02-0-270 &** **091-02-0-259.00**
(NAME) **500 M. Amsterdam Avenue**	(NAME)	
(ADDRESS) **Atlanta, GA 30306**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 206430 DEEDQC
03/15/2019 12:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190315-0023914

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RENAISSANCE STONE CUTTING, LLC**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **THRIVE CALIFORNIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF ITS INTEREST IN CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: Land situated in the 20th Council District of Davidson County, Nashville, Tennessee, being a portion of the closed streets and alleyways in Metro council bills, BL54-345, BL085-081 & BL2008-261 and all of the odd lots 1601-1623 in block 57, on the plan of West Nashville Tennessee, as of record in Plat Book 57, page 175, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN.) and is more particularly described as follows:

Commencing at the approximate centerline of California Avenue and 60th avenue north thence in a easterly direction 250.3+/- feet to iron rod set on the northerly margin of California Avenue, at the southeast property corner of Elbert R. Faulkner of record in Deed Book 5770, Page 421, R.O.D.C. TN. and Renaissance Stone Cutting, LLC, of recorded in Instrument Number 20111118-0090677, R.O.D.C. TN.;

thence leaving said margin with common line, North 02°00'03" West, a distance of 198.51 feet to an iron rod set at the northeast property corner of Nashville Food Project, Inc., of record in Instrument Number 20170126-0008574, R.O.D.C., TN.;

thence with said line, North 02°06'10" West, a distance of 63.85 feet to an iron rod set at approximate Tennessee State Plane Coordinate location of, N:667,965.49, E:1,715,145.75, and being the Point of Beginning of herein described land

thence with said line, North 01°55'33" West, a distance of 119.49 feet an iron rod set on the easterly margin of 60th Avenue North;

thence with said margin, North 33°51'05" East, a distance of 6.19 feet to an 1/2" iron rod found set by DBS at the southwest corner of southwest corner of Jeffery N. Kinman, of record in instrument number 20190125-0007264, R.O.D.C., TN

thence with said line, North 87°59'12" East a distance of 22.25 feet an iron rod set;

thence continuing with said line, North 87°59'12" East, a distance of 109.71 feet an iron rod set at the southwest corner of Jeffery N. Kinman, of record in instrument number 20130806-0082530, R.O.D.C., TN;

thence continuing with said line, North 87°59'12" East, a distance of 209.42 feet to an 1/2" iron rod found set by DBS on the westerly margin of 57th Avenue North;

thence with the westerly margin, South 01°55'33" East, a distance of 202.50 feet to an 5/8" iron rod found without a cap at the northeast property corner of Renaissance Stone Cutting, LLC, of record in instrument number 20111118-0090677, R.O.D.C., TN.;

With said line for the next (6) six calls;
thence, South 87°59'12" West, a distance of 110.00 feet to an iron rod set;
thence, South 01°59'48" East, a distance of 25.00 feet to an leaning 5/8" iron rod found with no cap;
thence, South 87°59'12" West, a distance of 125.00 feet to an iron rod set;
thence, North 02°00'48" West, a distance of 103.00 feet to an iron rod set;
thence, South 87°59'12" West, a distance of 86.04 feet to an iron rod set;
thence, South 87°59'12" West, a distance of 23.83 feet to the point of beginning of herein described land, having an area of 64403.21 square feet or 1.478 acres of land more or less;

The survey work was completed by Dale and Associates on December 7, 2018 and last inspected on March 11, 2019. This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on March 12, 2019 under project number 17176.

Being the same land conveyed to Renaissance Stone Cutting, LLC, a Tennessee Limited Liability Company, dated May 18th, 2017 from 57th Avenue North, LLC., a Tennessee Limited Liability Company, of recorded in Instrument Number 20170519-0050133, in the Register's Office for Davidson County, Tennessee;

TRACT 2: Land situated in the 20th Council District of Davidson County, Nashville, Tennessee, being a portion of the closed streets and alleyways in Metro council bills, BL54-345, BL085-081 & BL2008-261 and all of the odd lots 1601-1615 & part of lots 1617-1623 in block 52 and all of the even lots 1602-1624 in block 56, on the plan of West Nashville Tennessee, as of record in Plat Book 57, page 175, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN.) and is more particularly described as follows:

Commencing at the approximate centerline of California Avenue and 60th avenue north thence in a easterly direction 250.3+/- feet to iron rod set on the northerly margin of California Avenue, at the southeast property corner of Elbert R. Faulkner of record in Deed Book 5770, Page 421, R.O.D.C. TN., at approximate Tennessee State Plane Coordinate location of, N:667,703.30, E:1,715,155.02, and being the point of herein described land;

thence leaving said margin with Faulkner's easterly line, North 02°00'03" West, a distance of 198.51 feet to an iron rod set at the northeast property corner of Nashville Food Project, Inc., of record in Instrument Number 20170126-0008574, R.O.D.C., TN.;

thence with said line, North 02°06'10" West, a distance of 63.85 feet to an iron rod set at the southwest property corner of Renaissance Stone Cutting, LLC, of record in instrument number 20170519-0050133, R.O.D.C., TN.;

With said line for the next (6) six calls;
thence, North 87°59'12" East, a distance of 23.83 feet to an iron rod set;
thence, North 87°59'12" East, a distance of 86.04 feet to an iron rod set;
thence, South 02°00'48" East, a distance of 103.00 feet to an iron rod set;
thence, North 87°59'12" East, a distance of 125.00 feet to an, leaning 5/8" iron rod found without a cap;
thence, North 01°59'48" West, a distance of 25.00 feet to an iron rod set;
thence, North 87°59'12" East, a distance of 110.00 feet to an 5/8" iron rod found without a cap, on the westerly margin of 57th avenue north;

thence with said margin, South 01°59'48" East, a distance of 365.00 feet to an, leaning 5/8" iron rod found without a cap on the northerly margin of California Avenue;

with the margin of California Avenue for the next (3) three calls;
thence, South 87°59'12" West, a distance of 222.38 feet to an leaning 5/8" iron rod found without a cap;
thence, North 32°49'38" West, a distance of 190.15 feet to a railroad spike found;
thence, North 57°12'11" West, a distance of 30.37 feet to the point of beginning of herein described land, having an area of 119034.49 square feet or 2.733 acres of land more or less;

The survey work was completed by Dale and Associates on December 7, 2018 and last inspected on March 11, 2019. This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on March 12, 2019 under project number 17176.

Being the same land conveyed to Renaissance Stone Cutting, LLC, a Tennessee Limited Liability Company, dated November 16th, 2011 from Aurora Bank FSB, of recorded in Instrument Number 20111118-0090677, in the Register's Office for Davidson County, Tennessee;

unimproved ☐

This is improved ☒ property, known as 5700 California Avenue, Nashville, TN 37209 & 1601 57th Avenue North, Nashville, TN 37209

(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of March, 2019 .

RENAISSANCE STONE CUTTING, LLC

BY: _____
TODD BUTCHER, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 14th day of March, 2019, before me personally appeared Todd Butcher, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the Sole Member of Renaissance Stone Cutting,, LLC, and that he, as Sole Member., executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of March, 2019.

_____
Notary Public
My Commission Expires: 5/5/2020

HANNAH A KOLB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

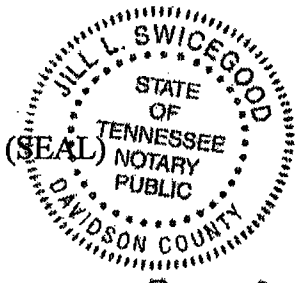
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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