Karen Johnson Davidson County
Batch# 221465 DEEDQC
04/24/2019 12:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190424-0037711

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
810 Jefferson Street, LLC 3841 Green Hills Village Drive, Suite 400 Nashville, TN 37215	Same as New Owner	082-13-0-018.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (BLB) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RODNEY MORSE KOCHTITZKY**, an individual resident of the state of Tennessee (the "Grantor"), has bargained and sold, and by these presents does hereby quitclaim, transfer and convey to **810 JEFFERSON STREET, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, that certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 810 Jefferson Street, Nashville, Davidson County, Tennessee.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 17th day of April, 2019.

DEBORA SLOAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My commission expires April 4 2022

Notary Public

My Commission Expires: 4-4-2022

[Signatures on the following page]

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the **18th** day of April, 2019.

GRANTOR:

RODNEY MORSE KOCHTITZKY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **RODNEY MORSE KOCHTITZKY**, 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 person whose name is subscribed to the within instrument and acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in the City of Nashville, Tennessee, on this the 16 day of April, 2019.

Notary Public

My Commission Expires:

3-8-22

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

4841-5856-9620.1

EXHIBIT A

(LEGAL DESCRIPTION)

Being a tract of land lying in Nashville, Davidson County, Tennessee also being Lots 1 through 4 on the Addition of D.T. McGavock's Estate of record in Book 1, Page 33 in the Chancery Court for Davidson County, Tennessee; and being more particularly described as follows:

Beginning at a nail set at the intersection of the easterly right-of-way line of 9th Avenue North, 50 feet in width, and the southerly right-of-way line of Rev Dr. Enoch Jones Boulevard, 40 feet in width;

Thence with the southerly right-of-way line of Rev Dr. Enoch Jones Boulevard, North 73 deg 25 min 29 sec East, 142.91 feet to an nail set at the intersection with the westerly right-of-way line of Alley Number 214, 10 feet in width;

Thence leaving the southerly right-of-way line of Rev Dr. Enoch Jones Boulevard with the westerly right-of-way line of Alley Number 214, South 27 deg 43 min 40 sec East, 169.05 feet to a nail set at the intersection with the northerly right-of-way line of Jefferson Street, 40 feet in width;

Thence with the northerly right-of-way line of Jefferson Street, South 73 deg 10 min 47 sec West, 133.00 feet to a nail set at the intersection with the easterly right-of-way line of 9th Avenue North;

Thence with the easterly right-of-way line of 9th Avenue North, North 30 deg 56 min 05 sec West, 171.79 feet to the point of beginning; containing 22,930 ± square feet or 0.526 acres more or less;

The above description was written from a survey prepared by Clint Elliott Survey, dated 2-19-19, titled "ALTA/NSPS Land Title Survey of 810 Jefferson Street" and signed by G. Scott Carter.

Being the same property conveyed to RODNEY MORSE KOCHTITZKY, a single man, by deed of record in Instrument No. 20150227-0017306 and Instrument No. 20090616-0056064, Register's Office of Davidson County, Tennessee.

Note: This is improved commercial property and is not now, nor has it ever been, the principal residence of the Grantor's spouse or former spouse.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY