This Instrument Was Prepared By:
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219 Ward Circle, Ste 6
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 224483 DEEDQC
05/01/2019 12:09:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190501-0040364

QUITCLAIM DEED

FROM: 705 4th Ave South Holding Company, LLC

TO: The Convention Center Authority of the Metropolitan Government of Nashville and Davidson County

SEND TAX BILLS TO: The Convention Center Authority of the Metropolitan Government
of Nashville and Davidson County
201 Fifth Avenue South
Nashville, TN 37203

MAP-PARCEL NUMBERS: 09314046800

STATE OF TENNESSEE
COUNTY OF Davidson

The foregoing transfer is exempt from payment of recordation tax pursuant to Tenn. Code Ann. 67-4-409(f)(1).

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2019.

Notary Public
My Commission Expires:

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

FOR AND IN CONSIDERATION of the sum of No Dollars ($0.00), but other good and valuable consideration each to the other received, 705 4th Ave South Holding Company, LLC, does hereby quitclaim, and by these presents does transfer and convey all of its right, title, and interest unto The Convention Center Authority of the Metropolitan Government of Nashville and Davidson County, the Grantee, and its successors and assigns forever, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a Parcel of land in the Nineteenth Councilmanic District, Urban Services District in Metropolitan Nashville, Davidson County, Tennessee, being property conveyed to 705 4th Avenue South Holding Company, LLC, by Deed of record in Instrument No. 20171229-0132169, Register's Office for Davidson County, Tennessee, being generally located between Fourth Avenue South and Lafayette Street and between Elm Street and Ash Street, being more particularly described as follows:

Beginning at an old iron rod on the westerly right of way margin of Fourth Avenue South, said iron rod being a common corner with the Convention Center Authority of the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20180831-0086808, Register's Office for Davidson County, Tennessee, and being 193.81 feet as measured along the westerly right of way from the centerline of Ash Street;

Thence, leaving Fourth Street with said Convention Center Authority of the Metropolitan Government of Nashville and Davidson County, South 62 deg 35 min 27 sec West 165.00 feet to an old P.K. nail on the easterly right of way line of Alley No. 146, said alley having a 15-foot wide right of way;

Thence, leaving said Convention Center Authority of the Metropolitan Government of Nashville and Davidson County property with said Alley No. 146 easterly right of way line, North 27 deg 25 min 47 sec West 142.00 feet to an old PK nail being a common corner with TM Investment of record in Instrument No. 20130819-0087191, Register's Office for Davidson County, Tennessee;

Thence, leaving said Alley No. 146 with the southerly line of TM Investment, North 62 deg 35 min 27 sec East 165.00 feet to the aforementioned westerly right of way line of Fourth Avenue South;

Thence, leaving TM Investment with said westerly right of way line, South 27 deg 25 min 47 sec East 142.00 feet to the point of beginning.

Containing 23,430 square feet or 0.54 acre, more or less.

Being the same property conveyed to Suri Ramanna by Special Warranty Deed from Bobby R. Deal, dated 12/18/2015 and filed for record on 12/21/2015 in Instrument Number 20151221-0127788, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to 705 4th Ave Holding Company, LLC, by Quitclaim Deed from Suri Ramanna, dated 12/19/2017 and filed for record on 12/29/2017 in Instrument Number 20171229-0132169, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to The Convention Center Authority of the Metropolitan Government of Nashville and Davidson County by Special Warranty Deed from 705 4th Ave South Holding Company, LLC, a Tennessee limited liability company, dated April 30, 2019 and filed for record on May 1, 2019 in Instrument Number 20190501-0040363, Register's Office for Davidson County, Tennessee.

This is improved property also known as 705 4th Avenue South, Nashville, Tennessee, 37210.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30th day of April, 2019.

705 4th Ave South Holding Company, LLC,
a Tennessee Limited Liability Company

BY: _____ Chief Manager.
Suri Ramanna, Chief Manager

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Suri Ramanna, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of 705 4th Ave South Holding Company, LLC, a Tennessee limited liability company, and is authorized to execute this instrument on its behalf.

WITNESS my hand and official seal this 30th day of April, 2019.

_____
NOTARY PUBLIC
My Commission Expires: 12-19-2020

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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