**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.

Karen Johnson Davidson County
Batch# 238743 DEEDQC
06/04/2019 03:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190604-0053370

# QUIT CLAIM DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Tax Parcel |
|---|---|---|
| Drexel Property LLC<br>212 Overlook Cir., Ste. 207<br>Brentwood, Tennessee 37027 | Drexel Property LLC<br>212 Overlook Cir., Ste. 207<br>Brentwood, Tennessee 37027 | Parcel No. 09314021400 |

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 **DREXEL 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").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 4th day of ~~May,~~ June 2019.

**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 4th day of ~~May~~ June, 2019.

BRITTANY L. WOOD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-01-2020

_____
Notary Public

My Commission Expires:

12-01-20

**AFFIDAVIT OF VALUE**

I, Chandler 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 4 day of May, 2019

BRITTANY L. WOOD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-01-2020

_____
Affiant

_____
Notary Public

My Commission Expires: 12-01-20

**EXHIBIT "A"**

Legal Description of the Property

BEING A CERTAIN PARCEL OF LAND LYING IN THE NINETEENTH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL BEING THE NORTHERLY 87.5 FEET OF LOTS 51, 52, 53 AND THE NORTHERLY 87.5 FEET OF THE EASTERLY 10 FEET OF LOT 54 AS SHOWN ON THE PLAT ENTITLED "O. EWING'S ADDITION TO NASHVILLE", DATED: SEPTEMBER 18th, 1867, OF RECORD IN PLAT BOOK 21, PAGE 120, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), SAID PARCEL IS LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF DREXEL AVENUE AND SEVENTH AVENUE SOUTH, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A P.K. NAIL (NEW) WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES, IN THE SOUTH RIGHT-OF-WAY LINE OF DREXEL AVENUE AND THE WEST RIGHT-OF-WAY LINE OF SEVENTH AVENUE SOUTH AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF DREXEL AVENUE WITH THE WEST RIGHT-OF-WAY LINE OF SEVENTH AVENUE SOUTH, SOUTH 02 DEGREES 13 MINUES 49 SECONDS EAST, 87.50 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES, AT THE NORTHEAST CORNER OF THREE JACKS, LLC, OF RECORD AS INSTRUMHNT NUMBER 20120423-0034457, R.O.D.C.T.;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH SAID THREE JACKS, LLC, SOUTH 88 DEGREES 30 MINUTES 41 SECONDS WEST, 150.00 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES AT THE NORTHWEST CORNER OF SAID THREE JACKS, LLC, NEAR THE EASTERLY LINE OF ROOM IN THE INN, LLC, OF RECORD AS INSTRUMENT NUMBER 200901300008070, R.O.D.C.T, AND SHOWN AS LOT 2 ON THE PLAT ENTITLED "8TH AND DREXEL SUBDIVISION" OF RECORD AS INSTRUMENT NUMBER 2090130-0008070, R.O.D,C.T.;

THENCE, ALONG OR NEAR SAID LOT 2, NORTH 02 DEGREES 13 MINUTES 49 SECONDS WEST, 87.5 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES, IN THE SOUTH RIGHT-OF-WAY LINE OF DREXEL AVENUE;

THENCE, WITH SAID RIGHT-OF-WAY, NORTH 88 DEGREES 30 MINUTES 41 SECONDS EAST, 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13,124 SQUARE FEET OR 0.30 ACRES, MORE OR LESS.

Being the same property conveyed to Richland South, LLC, a Tennessee limited liability company, from 7D Developments LLC, a Tennessee limited liability company, by Special Warranty Deed dated December 11, 2018, of record in Instrument No. 20181212-0121070, in the Register's Office of Davidson County, Tennessee.

Property Address: 617 7th Avenue South, Nashville, Davidson County, Tennessee.

**TRUE COPY CERTIFICATION**

I do hereby make oath that I am 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.

Chandler Farmer

STATE OF TENESSEE )
COUNTY OF WILLIAMSON)

On June 4, 2019, before me, Carole M. Maxson, personally appeared Chandler Farmer, who acknowledges that this certification of an electronic document is true and correct.

Carole M. Maxson
NOTARY PUBLIC

My Commission Expires: 5-25-20

