Karen Johnson Davidson County
Batch# 240888 DEEDQC
06/10/2019 10:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190610-0055216

THIS INSTRUMENT PREPARED BY:

Jennifer L. Johnson
McKenzie Laird Ottinger Leach, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Elizabeth Peeples
Affiant

Subscribed and sworn to before me, this 7th day of June, 2019.

Laci Tanner
Notary Public
My Commission Expires: 2-27-21

LACI TANNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires February 27, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
1010 18 Avenue South, LLC 3841 Green Hills Village Drive Suite 400 Nashville, TN 37215	New Owner	New: 104-04-0-092.00 Formerly: 104-04-0-092.00 104-04-0-093.00 104-04-0-094.00

THE PURPOSE OF THIS INSTRUMENT IS TO CONVEY ANY RIGHTS OF THE GRANTOR IN THE SURVEY METES AND BOUNDS AND CONSOLIDATE REAL PROPERTY TAX PARCELS 92, 93 and 94 ON PROPERTY TAX MAP 104-4 INTO ONE SINGLE PARCEL ON THE OFFICIAL PROPERTY MAP OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **NEON SKY PROPERTIES,** a Tennessee general partnership, as successor in interest to Neon Sky Music, a Tennessee general partnership (the **"Grantor"**), has bargained and sold, and does hereby transfer and convey unto **1010 18 AVENUE SOUTH, LLC,** a Delaware limited liability company (the **"Grantee"),** its successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the **"Property").**

The Property is improved property located at 1010, 1012, and 1014 18th Avenue South, Nashville, Davidson County, Tennessee 37203.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of June 7, 2019

GRANTOR:

NEON SKY PROPERTIES
a Tennessee general partnership

By: Constance L. Woolsey
Constance L. Woolsey, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Constance L. Woolsey**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she is a partner of Neon Sky Properties, a Tennessee general partnership, the within named bargainor, and that she, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such herself as partner.

Witness my hand, at office, this 5th day of June 2019.

Notary Public
My Commission Expires: 1-3-2023

LINDA L MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

Linda L Miller
[Individual Name]

EXHIBIT A

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, being Lot 6 on the Plan of M.R. Shields Subdivision of Lot No. 4 of the O.B. Hayes Tract as recorded in Plat Book 57, Page 60, in the Register's Office of Davidson County, Tennessee (RODC), and Lots 5 and 6 on the Plan of Criddle and Scruggs Subdivision of Lot No. 7 on the Plan of O.B. Hayes' Plan of Large Lots as recorded in Plat Book 57, Page 62, RODC. Said tract being bounded on the north by Eugene Ervine Woolsey, Trustee of the Constance L. Woolsey 2013 Trust as recorded in Instrument Number 20140204-0010020, RODC, bounded on the east by the western R-O-W of Alley #442, bounded on the south by Midtown Place LLC as recorded in Instrument Number 20110609-0044368, RODC, and bounded on the west by the eastern Right of Way (R-O-W) of 18th Avenue South.

Tract being more particularly described as follows:

POINT OF BEGINNING being an existing Iron Rod with cap lying in the eastern Right-Of-Way of 18th Avenue South located approximately 240' southwest of the southerly margin of Grand Avenue, said existing Iron Rod with cap being the southwest corner of said Eugene Ervine Woolsey, Trustee of the Constance L. Woolsey 2013 Trust, and the northwest corner of the Tract described herein;

Thence, with a common line with said Eugene Ervine Woolsey, Trustee of the Constance L. Woolsey 2013 Trust, South 81°43'38" East, 150.03' to an existing Iron Rod in the western Right-Of-Way of Alley #442, being the southeast corner of said Eugene Ervine Woolsey, Trustee of the Constance L. Woolsey 2013 Trust, and the northeast corner of the Tract described herein;

Thence, with the western Right-Of-Way of Alley #442, South 09°22'11" West, 146.95' to an existing Iron Rod, said existing Iron Rod being the northeast corner of said Midtown Place, LLC, and the southeast corner of the Tract described herein;

Thence, with a common line with said Midtown Place, LLC, North 81°05'53" West, 150.00' to a point in the eastern Right-Of-Way of 18th Avenue South, said point being the northwest corner of said Midtown Place, LLC, and the southwest corner of the Tract described herein;

Thence, with said eastern Right-Of-Way of 18th Avenue South, North 09°22'11" East, 145.30' to the Point of Beginning.

Being the same property conveyed to 1010 18 AVENUE SOUTH, LLC, a Delaware limited liability company by Special Warranty Deed from Neon Sky Properties, a Tennessee general partnership, successor in interest to Neon Sky Music, a Tennessee general partnership, of record in Instrument No. __201906100055215_____, Register's Office for Davidson County, Tennessee.

Containing 21,919 square feet, or 0.50 Acres, more or less.
Bearings based on the Tennessee State Plane Coordinate System.

True Copy Certification

I, Jay H. Smith, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Shields Brown, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/3/2020

Notary Seal:

