THIS INSTRUMENT PREPARED BY:
Morgan W. Jones, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 247294 DEEDQC
06/24/2019 10:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190624-0060651

ADDRESS NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL:**
131 Second Avenue Partners LLC 2020 Fieldstone Parkway, Suite 900-94 Franklin, Tennessee 37069	SAME AS NEW OWNER	09306205700

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **NVS PROPERTIES, LLC,** a Tennessee limited liability company (f/k/a 221 Broadway, LLC) (hereinafter the "Grantor"), does hereby quitclaim and convey unto **131 SECOND AVENUE PARTNERS LLC**, a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter, the "Property").

This is improved property located at 131 2nd Avenue North, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 21 day of June, 2019.

NVS PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
David H. Berryman,
Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David H. Berryman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of **NVS PROPERTIES, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of June, 2019.

_____
Notary Public

My Commission Expires: 5-8-2022

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2022

4827-9289-6154.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this 20th day of June, 2019.

Notary Public

My Commission Expires: 5/5/2020

Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

EXHIBIT A

Said Land being described as follows in that certain ALTA/NSPS Land Survey, dated December 12, 2018, prepared by Michael H. Charette, Tennessee RLS No. 2048, for Cherry Land Surveying, Inc., designated Project No. 18224, and last revised June 19, 2019:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows;

Beginning at a point in the westerly right—of—way line of 2nd Avenue North, at a corner common with the property of Second Avenue North Partners, LLC, as of record in Instrument Number: 20150609-0053973, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly right—of—way line of 2nd Avenue North, South 29 deg 54 min 55 sec East, 34.92 feet to a point at a corner common with the property of Mike's Ice Cream, LLC, as of record in Instrument Number: 20160908-0094582, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right—of—way line of 2nd Avenue North with the northerly property line of Mike's Ice Cream, LLC, South 60 deg 20 min 13 sec West, 85.00 feet to a point in the easterly right—of—way line of Alley #11;

Thence with the easterly right—of—way line of Alley #11, North 29 deg 54 min 55 sec West, 34.92 feet to a point in the southerly property line of Second Avenue North Partners, LLC;

Thence leaving the easterly right—of—way line of Alley #11, with the southerly property line of Second Avenue North Partners, LLC, North 60 deg 20 min 13 sec East, 85.00 feet to the POINT OF BEGINNING. Containing 2,969 square feet or 0.068 acres more or less.

Being the same property conveyed to 221 Broadway, LLC, by deed from 131 2nd Avenue, LLC, of record in Instrument No. 20140123-0006441, in the Register's Office of Davidson County, Tennessee. The said 221 Broadway, LLC, having since changed its name to NVS Properties, LLC, as evidenced by Articles of Amendment in Instrument No. 20140429-0036030, said Register's Office.

And further conveyed by Special Warranty Deed of record in Instrument No. _20190624006065O_, said Register's Office.

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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, 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: 6/21/2021

Notary Seal:

