THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 263402 DEEDQC
07/29/2019 10:11:41 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190729-0074246

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 19th day of June, 2019.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 13, 2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cherokee Development Partners, LP 1501 Franklin Road Brentwood, TN 37027	New Owner	071-12-0-102.00 071-12-0-108.00 071-12-0-106.00 071-12-0-105.00 071-12-0-103.00 071-12-0-107.00

THE PURPOSE OF THIS DEED IS TO COMBINE THE PROPERTY INTO ONE TAX PARCEL

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Cherokee Development Partners, LP** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to Cherokee Development Partners, LP, his heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Tract 1

Property located in the 5th Councilmanic District of Nashville Davidson County, Tennessee being Parcels 103.00, 105.00, 106.00, 107.00 and 108.00 on Davidson County property map 71-12 and being more particularly described according to an ALTA/NSPS Land Title Survey prepared by Wamble & Associates, PLLC dated January 2, 2018 as follows:

Beginning at an Iron Rod (Old) on the southerly right-of-way of Cherokee Avenue, 50' right-of-way, being the northeast corner of the property conveyed to Tomik, LLC of record in Instrument No. 20151020-0106775, Register' s Office for Davidson County, Tennessee and being the northwest corner of the herein described tract;

Thence, following the southerly right-of-way of Cherokee Avenue, South 80 Degrees 20 Minutes 45 Seconds East, 98.15 Feet to an Iron Rod (Old);

Thence, South 78 Degrees 52 Minutes 25 Seconds East, 88.72 Feet to an Iron Rod (Old);

Thence, South 78 Degrees 44 Minutes 46 Seconds East, 12.04 Feet to an Iron Rod (Old), being the northwest corner of the property conveyed to Robert T. Jennings, Et Ux of record in Deed Book 8248, Page 773, Register' s Office for Davidson County, Tennessee;

Thence, leaving said right-of-way of Cherokee Avenue and following the westerly boundary of said Jennings property South 10 Degrees 16 Minutes 10 Seconds West, 124.36 Feet to an Iron Rod (New); being the southwest corner of said Jennings property;

Thence, following the southerly boundary of said Jennings property South 79 Degrees 56 Minutes 42 Seconds East, 50.68 Feet to an Iron Pipe (Old); being the southeast corner of said Jennings property;

Thence, following the easterly boundary of said Jennings Property North 09 Degrees 56 Minutes 43 Seconds East, 123.45 Feet to an Iron Rod (Old) on the southerly right-of-way of Cherokee Avenue, being the northeast corner of said Jennings property;

Thence, following the southerly right-of-way of Cherokee Avenue, South 78 Degrees 38 Minutes 20 Seconds East, 74.78 Feet to an Iron Rod (Old), being the northwest corner of the property conveyed to Rachel Taylor of record in Instrument No. 20180417-0035973, Register' s Office for Davidson County, Tennessee;

Thence, leaving said right-of-way of Cherokee Avenue and following the westerly boundary of said Taylor property South 10 Degrees 16 Minutes 10 Seconds West, 296.23 Feet to an Iron Rod (Old) on the northerly boundary of Victory Heights Subdivision of record in Plat Book 1130, Page 97, Register' s Office for Davidson County, Tennessee, being the southwest corner of said Taylor property;

Thence, following the northerly boundary of said Victory Heights Subdivision North 76 Degrees 46 Minutes 51 Seconds West, 222.98 Feet to an Iron Pipe (Old);

Thence, North 76 Degrees 12 Minutes 49 Seconds West, 95.68 Feet to an Angle Iron (Old), being the southeast corner of the aforementioned Tomik, LLC property;

Thence, leaving the northerly boundary of said Victory Heights Subdivision and following the easterly boundary of said Tomik, LLC property North 09 Degrees 09 Degrees 33 Seconds East, 281.57 Feet to the Point of Beginning.

Containing 86,865 Square Feet or 1.99 Acres.

Being the same property conveyed to Cherokee Development Partners, LP by Warranty deed from Garafola Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190304-0019457, Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 4, 2019.

Tract 2:

Land in Davidson County, Tennessee, being Easterly 75 feet of Lot No. 28 on the Plan of Walnut Grove of record in Plat Book 332, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 28 fronts 75 feet on the Southerly side of Cherokee Avenue and extends back 303 feet, more or less, on the Westerly line and 307.08 feet on the Easterly line to a dead line.

Being part of the same property conveyed to Lincoln Court Partners by Warranty deed from Henry Morris Sherwood, Jr. as Executor for the Estate of Louise Hodges Sherwood of record in Instrument No. 20150707-0063579, Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 7, 2015.

Being the same property conveyed to Cherokee Development Partners, LP by Warranty deed from Rachel Taylor, unmarried of record in Instrument No. 20190123-0006443, Register's Office for Davidson County, Tennessee, dated January 18, 2019 and recorded on January 23, 2019.

This is unimproved property known as 818, 820, 822, 824, 826 and 828 Cherokee Ave, Nashville, TN 37027.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2019.

Cherokee Development Partners, LP
By: Tony Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Tony Harris, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Authorized Partner of Cherokee Development Partners, LP, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2019.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022