THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156

2019-0391

Karen Johnson Davidson County
Batch# 280824 DEEDQC
09/05/2019 09:14:19 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190905-0089619

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

STATE OF TENNESSEE]
COUNTY OF Davidson *]*

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed to before me this 30 day of August 2019.

Notary Public
My commission expires:

Name and Address of New Owner:
102 Duke LLC
2305 Cruzen St
Nashville, TN 37211

Send Tax Bills To:
Owner

Street Address of Subject Property:
102 Duke Street & 2301 Dickerson Pike
Nashville, TN, 37207

Parcel ID:
071-07-0-265.00 and 071-07-0-121.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MWC LLC, a Tennessee limited liability company**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **102 Duke LLC, a Tennessee limited liability company,** hereinafter called "**GRANTEE,**" its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

SITUATE IN THE CITY OF NASHVILLE, THE 5TH COUNCIL DISTRICT OF DAVIDSON COUNTY AND THER STATE OF TENNESSEE AND BEING ALL OF LOT 2 OF THE H.O. GARY SUBDIVISION, AS RECORDED IN PLAT BOOK 9700, PAGE 886, IN THE NAME OF MWC, LLC AS RECORDED IN DB-20150402-0028546 AND IN THE NAME OF MWC, LLC AS RECORDED IN DB-20150325-0025723 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 5/8" IRON PIN AND CAP ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DUKE STREET AND THE NORTHEASTERLY CORNER OF LOT 1 OF THE SAID H.O. GARY SUBDIVISION IN THE NAME OF JOYCE BARNHILL, AS RECORDED IN QC-20050819-0098849,

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DUKE STREET, SOUTH 84°19'22" EAST, A DISTANCE OF 166.16 FEET TO A FOUND 1/2" IRON PIN (WITHOUT CAP) ON THE NORTHWESTERLY CORNER OF THE O.I.C. TRINITY HEIGHTS TOWNHOMES LANDS, AS RECORDED IN MA-20180907-0089045,

THENCE ALONG SAID TRINITY HEIGHTS LANDS, SOUTH 17°56'30" WEST, A DISTANCE OF 249.00 FEET TO A SET 5/8" IRON PIN AND CAP ON THE NORTHEASTERLY CORNER OF LANDS IN THE NAME OF LD BRANNOM, SR, ETAL, AS RECORDED IN DEED BOOK 4806, PAGE 226,

THENCE ALONG SAID BRENNAM LANDS THE FOLLOWING 2 (TWO) COURSES:

1. **NORTH 82°57'21" WEST**, A DISTANCE OF **144.94 FEET** TO A SET 5/8" IRON PIN AND CAP
2. **NORTH 77°38'21" WEST**, A DISTANCE OF **156.69 FEET** TO A SET 5/8" IRON PIN AND CAP

ON THE EASTERLY RIGHT-OF-WAY LINE OF DICKERSON PIKE, AS RECORDED IN DB-20150325-0025772,

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF DICKERSON PIKE, **NORTH 23°48'24" EAST**, A DISTANCE OF **100.36 FEET** TO A SET 5/8" IRON PIN AND CAP IN THE SOUTHERLY LOT LINE OF THE AFOREMENTIONED LOT 1 OF THE H.O. GARY SUBDIVISION

THENCE ALONG SAID LOT 1, THE FOLLOWING 2 (TWO) COURSES:

1. **SOUTH 77°38'21" EAST**, A DISTANCE OF **154.76 FEET** TO A SET 5/8" IRON PIN AND CAP
2. **NORTH 6°35'49" EAST**, A DISTANCE OF **144.27 FEET** TO THE **POINT OF BEGINNING.**

CONTAINING 1.1699 ACRES (50,962 SqFt) OF LAND AND BEING SUBJECT TO ALL OTHER EASEMENTS, ENCUMBRANCES, RIGHTS, RESERVATIONS OR MATTERS OF TITLE THAT MAY AFFECT THE SUBJECT PARCEL. NORTH AND BEARING SYSTEM BASED UPON THE TENNESSEE STATE PLANE COORDINATED SYSTEM, NAD83 AND REFERENCED TO THE T.D.O.T. – G.N.S.S. NETWORK AND COLLECTED UTILIZING A SPECTRA SP80 RECEIVER DURING A FIELD SURVEY CONDUCTED BY B A LAND PROFESSIONALS, LLC. ON MARCH 5, 2019. ALL MONUMENTS CALLED TO BE SET ARE 5/8" X 24" REBAR WITH YELLOW PLASTIC IDENTIFICATION CAPS STAMPED "B A LAND PROFESSIONALS". THIS SURVEY AND DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF DONOVAN P. BENSON, TENNESSEE RLS #3046

Being the same property conveyed to MWC, LLC, a Tennessee limited liability company, by Warranty Deed from Gary Stuart Ray and Shirley L. Darks, Jerry Wayne Darks, Jr., Rachel Darks, Donald Edwin Darks, Melissa (Darks) Fisher, Kristen McClellan as Guardian for Master Cameron Darks, Christopher Ryan Darks and Dillon West dated March 24, 2015 and recorded April 2, 2015 in Instrument No. 20150402-0028546, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to MWC, LLC, a Tennessee limited liability company by Warranty Deed from Gary Stuart Ray and Shirley L. Darks, Jerry Wayne Darks, Jr., Rachel Darks, Donald Edwin Darks, Melissa (Darks) Fisher, Kristen McClellan as Guardian for Master Cameron Darks, Christopher Ryan Darks and Dillon West of record in Instrument Number 20150325-0025723 Register's Office for Davidson County, Tennessee, dated March 24, 2015 and recorded on March 25, 2015.

WITNESS my hand this 30th day of August, 2019.

GRANTOR:

MWC LLC

BY: _____

Title: member

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared James Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/, member of MWC LLC, the within named bargainor, a Tennessee limited liability company, and that James Woodard, as member being authorized to do so, execute the foregoing instrument for the purposes therein contained, by signing the name of company, himself as member of said company.

WITNESS my hand and seal at office, this 30th day of August, 2019.

_____
NOTARY PUBLIC

My commission expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County