Karen Johnson Davidson County
Batch# 290129 DEEDQC
09/24/2019 09:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190924-0096831

Address New Owner	Map-Parcel Number(s)	Send Tax Bills To
Nashville Realty Holdings, LLC 505 Marlboro Road, Suite 5 Woodridge, New Jersey 07075	08106033600 08106033100	New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (BSM) 1600 Division, Suite 700 Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed, **G CO INVESTMENTS, LLC** (the "***Grantor***"), hereby transfers, sells, assigns, and quitclaims to **NASHVILLE REALTY HOLDINGS, LLC** ("***Grantee***"), Grantee's successors and assigns, all of that certain real property more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "***Property***").

This is improved property located at 2030 25th Avenue North and 24th Avenue North in Nashville, Davidson County, Tennessee.

This conveyance of the Property is made expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

TO HAVE AND TO HOLD to Grantee, its successors and assigns in fee simple forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

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

L. ETHAN TREUTLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: September 6, 2022

4829-1158-5188.1

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 19th day of September, 2019.

GRANTOR:

G CO INVESTMENTS, LLC,
a Tennessee limited liability company

By: Brian Gainous
Name: Brian Gainous
Title: Chief Manager

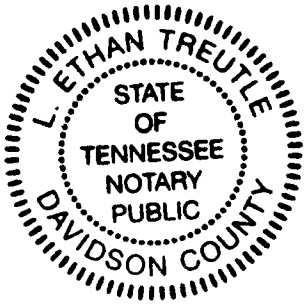
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, L. ETHAN TREUTLE, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared BRIAN GAINOUS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the CHIEF MANAGER of G CO INVESTMENTS, LLC, a Tennessee limited liability company, the within named bargainor, and that s/he as such CHIEF MANAGER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of G CO INVESTMENTS, LLC by himself/herself as such CHIEF MANAGER.

WITNESS my hand and seal, at office, this the 19 day of September, 2019.

L. Ethan Treutle
Notary Public

My Commission Expires:
September 06, 2022



4829-1158-5188.1

Exhibit A
Legal Description

Land situated in Davidson County, Tennessee:

Being a part of Lot No. 17, as shown on the plan of J.B. and John Nichols Plan of Lots as of record in Deed Book 31, page 603, R.O.D.C., and being more particularly described as follows:

Beginning at the point of intersection of the southerly right-of-way line of a twelve-foot wide alley and the easterly right of way line of Twenty-Fifth Avenue North, said point also being S 02°57' W, 130.43 feet from an iron pin at the southerly terminus of a curve return to the southerly right-of-way line of Clarksville Pike;

THENCE, with said southerly right-of-way line S 61°16' E, 397.86 feet to a point;

THENCE, leaving said right-of-way line with the Westerly line of property conveyed to Albert Shaw, et ux, by deed of record in Book 6590, page 865, R.O.D.C., S 23°13' W, 67.50 feet to a point in the northerly lien of property conveyed to James L. Swett by deed of record in Book 8319, page 434, R.O.D.C.;

THENCE, with said line N 75°24' W, 95.00 feet to a point;

THENCE, with the westerly line of said Swett Property and property conveyed to William Rucker by deed of record in Book 7003, page 707, R.O.D.C., S 05°32' W, 121.86 feet to a point in the northerly right-of-way line of an alley;

THENCE, with said right of way line N 78°08'30" W, 239.23 feet to the point of intersection with the easterly right-of-way line of Twenty-Fifth Avenue North;

THENCE, with said right-of-way line N 02°57' E, 301.87 feet to the point of beginning.

Being the same property conveyed to Grantee by Special Warranty Deed of record as Instrument No. 20160901-0092294, Davidson County Register of Deeds, and conveyed to Grantor pursuant to that Report of Sale of record as Instrument No. 20180820-0082099, and that Amended Report of Sale of record as Instrument No. 20180913-0090826.

Tennessee Certification of Electronic Document

I, Brittany S. Macon, do hereby make oath that I am 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

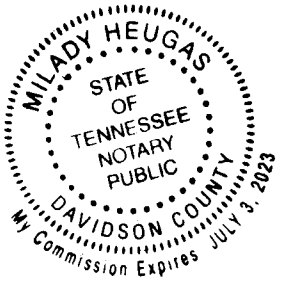
COUNTY OF DAVIDSON

Personally appeared before me, MiLady Heugas, a notary public for this county and state, Brittany S. Macon 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: 07.03.2023

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731