Karen Johnson Davidson County
Batch# 293874 DEEDQC
10/01/2019 12:10:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191001-0099949

Prepared By and Returnable to:
Burr & Forman LLP
222 2nd Avenue South, Suite 2000
Nashville, Tennessee 37201

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
TN New Development 3, LLC 41 Peabody Street Nashville, Tennessee 37210	New Owner	081-08-0-024.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **PICHOSLAP DEVELOPMENT COMPANY LLC**, a Tennessee limited liability company, and **CHRIS LARKINS**, an individual resident of Tennessee (collectively, the "Grantor"), does hereby quitclaim and convey unto **TN NEW DEVELOPMENT 3, LLC**, a Tennessee limited liability company (the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, and being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot Nos. 1, 2, 3 and 4 on the map of J.L. Valentino's Subdivision of Lot No. 1 of the Woodward Plan, called "Maple Grove", of record in Book 57, Page 83, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron rod in the north right of way of Buchanan Street at its intersection with the west right of way of 9th Avenue North, said point being the southeast corner of the herein described property;

Thence, with the north right of way of Buchanan Street, with a curve to the left, having a Delta angle of 04 degrees 11 minutes 07 seconds, a Radius of 603.96 feet, an Arc Length of 44.12 feet, a Chord Bearing of South 87 degrees 16 minutes 45 seconds West and a Chord Length of 44.11 feet to an iron rod;

Thence, South 04 degrees 48 minutes 51 seconds East,9.74 feet to an iron rod;

Thence, South 85 degrees 11 minutes 09 seconds West, 100.00 feet to an iron rod at the southeast corner of the Ziad Mutlak property as described in Instrument No. 20080311-0024538, Register's Office for Davidson County, Tennessee;

Thence, leaving the right of way, with Mutlak's east line, North 04 degrees 48 minutes 51 seconds West,150.00 feet to the south margin of Alley #493;

Thence, with the alley, North 85 degrees 11 minutes 09 seconds East,111.18 feet to an iron rod in the west right of way of 9th Avenue North;

Thence, with said right of way, South 17 degrees 52 minutes 07 seconds East, 145.63 feet to the point of beginning and containing 18873 square feet or 0.433 acres.

The above being a surveyed description made by Steven D. Delle, R.L.S., 1710, of Delle Land Surveying, dated April 17, 2014, last revised May 1, 2014, Req. 14092.

Being the same property conveyed to Pichoslap Development Company, LLC, a Tennessee limited liability company, by Quitclaim Deed from 904 Buchanan Properties, a Tennessee general partnership, of record in Instrument No. 20181119-0113641, Register's Office for Davidson County, Tennessee.

Also described as:

Land in Davidson County, Tennessee, BEING Lots Nos. 1, 2, 3 & 4 on the map of J.L. Valentino's Subdivision of Lot No. 1 of the Woodward Plan, called "Maple Grove" of record in Book 57, page 83, Register's Office for Davidson County, more particularly described as follows:

Lot No. 1 of the Woodward Plan called Maple Grove Plan, of record in Book 57, page 83, Register's Office for Davidson County fronts 56 feet on the northerly side of Buchanan Street, formerly Hydes Ferry Pike, and runs back between lines 153 feet on the westerly side and 175 feet more or less on the easterly side along the westerly margin of Ninth Avenue North to an alley in the rear, on which it measures 13 feet.

Lot No. 2 and the easterly 18 2/3 feet of Lot No. 3 joint, and front together 51 2/3 feet on the northerly side of Buchanan Street, and run back between lines 150 feet on the west line of the part of Lot No. 3, and 153 feet on the easterly line of Lot No. 2, to an alley on which they measure 51 2/3 feet.

Lot No. 4 and the remaining westerly feet of Lot No. 3 adjoin and front together 48 1/3 feet on the northerly side of Buchanan Street and run back between parallel lines a distance of 150 feet to an alley.

INCLUDED in the above description, but EXCLUDED from this conveyance is that portion of subject property vested in the State of Tennessee for the use and benefit of the Department of Highways by Consent Judgment of record in Book 4173, page 46, said Register's Office, described as follows:

Land in Davidson County, Tennessee, beginning at the intersection of the northerly margin of Buchanan Street and the westerly margin of Ninth Avenue, said point of intersection being the southeasterly corner of Lot No. 1 of the Woodward Plan, of record in Book 57, page 83 Register's Office for Davidson County, Tennessee.

Said Lot No. 1 also being part of that tract of land conveyed to Julia A. Waller by deed of record in Book 1338, page 518, Register's Office for Davidson County, Tennessee; thence along the northerly margin of Buchanan Street and the southerly boundary of said tract of land conveyed in Book 1338, page 518, Register's Office for Davidson County, Tennessee, North 75 degrees 33 minutes 46 seconds West 54.19 feet to a point; thence North 4 degrees 51 minutes 19 seconds West 9.74 feet to a point; thence eastwardly along an arc curving to the right and having a radius of 603.96 feet, 45.15 feet to a point on the westerly margin of Ninth Avenue; thence along the westerly margin of Ninth Avenue and the easterly boundary of said Waller tract, South 17 degrees 57 minutes 14 seconds East 26.65 feet to the point of beginning, containing 842 square feet, plus or minus.

Also INCLUDED in the above description, but EXCLUDED from this conveyance is that portion of subject property conveyed to the City of Nashville by deed of record in Deed Book 1129, page 503, said Register's Office, described as follows:

Beginning at the southeast corner of the property belonging to us located at the northwest corner of Ninth Avenue North and Buchanan Street, running thence in a westerly direction, and with the rear line of the present sidewalk located on the northerly side of Buchanan Street 107 feet to a point; said point being approximately 44 feet east of the westerly line of Lot No. 4 in Maple Grove Plan; thence in an easterly direction in line with the rear of the present sidewalk line extended, a distance of 100 feet more or less to a point where said rear sidewalk line extended would intersect the sidewalk now on the westerly side of Ninth Avenue North; thence in a southerly direction with the rear line of said Ninth Avenue sidewalk, a distance of approximately 20 feet to the beginning.

Being the same property conveyed to Pichoslap Development Company, LLC, a Tennessee limited liability company, by Special Warranty Deed from 904 Buchanan Properties, a Tennessee general partnership, of record in Instrument No. 20181119-0113640, Register's Office for Davidson County, Tennessee.

WITNESS our hands this the 27th day of September, 2019.

PICHOSLAP DEVELOPMENT COMPANY LLC,
a Tennessee limited liability company

By: _____
Chris Larkins, Authorized Representative

CHRIS LARKINS,
an individual resident of Tennessee

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

Subscribed and sworn to before me, this 28 ~~27th~~ day of September, 2019.

NOTARY PUBLIC

My Commission Expires: 05/02/2022

IRVING COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2, 2022

904 Buchanan Street
42037055 v1

True Copy Certification

I, Kristie Putman, 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.

Kristie Putman

Signature

State of Tennessee

County of Davidson

Personally appeared before me, KAREN HILLEBRAND a notary public for this county and state, Kristie Putman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen H Hillebrand

Notary's Signature

My Commission Expires: 1/3/22

Notary' Seal (if on paper)

