Karen Johnson Davidson County
Batch# 293874 DEEDQC
10/01/2019 12:10:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191001-0099950

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	081-08-0-025.00

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"):

Being a tract of land in the central portion of Davidson County, Tennessee, lying in the 21' Council District of Nashville, Tennessee. Said tract consisting of Lots 5, 6, 7, 8, and a portion of Lot 9 of the Maple Grove Plan of Subdivision of Lot 1 in the Woodlands Plan of record in Plat Book 57, Page 83, Register's Office for Davidson County, Tennessee. Said tract being bounded on the south by Public Right-of-Way (R/W) of Buchanan Street (Public R/W varies), on the west by Howard E. and Gi Soon Seibel as recorded in Instrument No. 20051007-0121814, Register's Office for Davidson County, Tennessee, on the north by Public R/W of Metro Nashville Alley #493 (10-Public R/W) and on the east by Bon Urban Properties as recorded in Instrument No. 20140505-0038025, Register's Office for Davidson County, Tennessee. Said tract being described as follows:

POINT OF BEGINNING being a set iron rod at the southwest corner of the tract being described, lying on the northerly R/W margin Buchanan Street, having a Tennessee State Plane Coordinate (NAD83) Northing: 1,731,582.7302 and an Easting of 673,366.5189 and being approximately 76 feet north east of the intersection of 10th Ave North and Buchanan Street; thence leaving said R/W margin North 4 degrees 27 minutes 24 seconds West, 150.00 feet to a set iron rod on the southerly R/W margin of Public Alley #463; thence with said margin of Public Alley #463 North 85 degrees 32 minutes 36 seconds East, 157.50 feet to a set iron rod; thence leaving said southerly R/W margin of Public Alley #463 South 4 degrees 27 minutes 24 seconds East, 150.00 feet to a set iron rod on the northerly R/W margin of Buchanan Street; thence with

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. 20180822-0083304, Register's Office for Davidson County, Tennessee.

The above property description is also referred to as those certain Commercial Units 101, 102 and 103, and Units 201, 202, 203, 204, 205, 206, 207 and 208 of Buchanan Point

Condominiums, located at 910 Buchanan Street, Nashville, Tennessee and is being further described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being Lots Nos. 5 and 6 in the Maple Grove Plan of Subdivision of Lot No. 1 in the Woodard Plan, of record in Book 57, page 83, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 5 and 6 front together 66 2/3 feet on the northerly side of Buchanan Street and run back between parallel lines 150 feet to an alley.

TRACT II:

Land in Davidson County, Tennessee, being Lots Nos. 7 and 8 and the easterly 24 feet 2 inches of Lot No. 9 on Maple Grove Plan of Subdivision of Lot No. 1 in the Woodard Plan, of record in Book 57, page 83, Register's Office for said County.

Said Lots Nos. 7 and 8 and part of lot 9 front together 90 feet 10 inches on the northerly side of Buchanan Street and extend back between parallel lines 150 feet to an alley.

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. 20180822-3303, 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

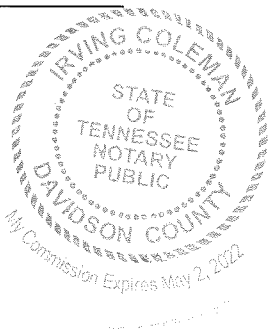
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared Chris Larkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of Pichoslap Development Company LLC, the within named bargainor, a Tennessee limited liability company, and that as such Authorized Representative executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Authorized Representative.

Witness my hand, at office, this ~~27th~~ 28 IC day of September, 2019.

Notary Public

My Commission Expires: 05/02/2022



STATE OF TENNESSEE

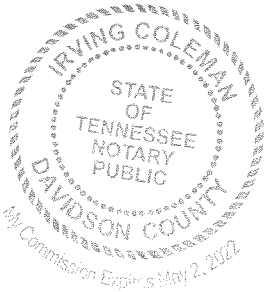
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared Chris Larkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing instrument for the purpose therein contained, by personally signing his name.

Witness my hand, at office, this ~~27th~~ 28 IC day of September, 2019.

Notary Public

My Commission Expires: 05/02/2022



910 Buchanan Street
42046996 v1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

Subscribed and sworn to before me, this ~~27th~~ 28 Ic 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

910 Buchanan Street
42046996 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)

