THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger, Esq.** **Maynard, Cooper & Gale, P.C.** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215** Karen Johnson Davidson County Batch# 302621 DEEDQC 10/18/2019 10:26:30 AM 4 pgs Fees: $22.00 Taxes: $0.00 20191018-0106856	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn before me this 18th day of October, 2019. Notary Public My Commission Expires: May 3, 2021

DANIELLE DUNN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Address New Owners:	**Send Tax Bills To:**	**Map and Parcel:**
3835 Cleghorn Ave. Suite 250 Nashville, TN 37215	New Owners	082-15-0-168.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **600 Main Partners, LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby quitclaim, transfer and convey unto **TALBOTT P. OTTINGER**, a married man, owning a forty-one percent (41%) undivided interest, and **CHRISTOPHER C. DAWSON and CARTER M. DAWSON**, husband and wife, owning a Fifty-Nine percent (59%) undivided interest as tenants in common ("**Grantees**"), certain improved real property located at **600 Main Street, Nashville, Davidson County, Tennessee 37206**, as more particularly described on Exhibit A hereto.

* * *

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 18 day of October, 2019.

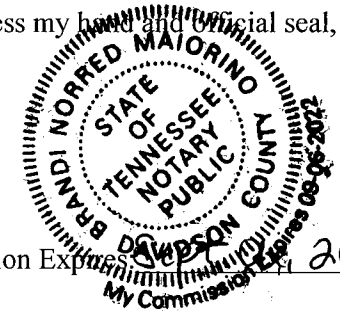
600 MAIN PARTNERS, LLC

By: _____
Talbott P. Ottinger, Managing Member

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 Talbott P. Ottinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of 600 Main Street, LLC, and he is authorized by to execute this instrument on its behalf.

Witness my hand and official seal, at Nashville, Tennessee, this 18 day of October, 2019.



_____
Notary Public

My Commission Expires: Sept 26 2022

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lots. Nos. 1 and 2 on the map of Henry Blood's Addition, of record in Book 21, Page 5, Register's Office for said County.

Said Lot No. 1 fronts 54 feet on the Southerly side of Main Street and runs back with the Easterly margin of Sixth Street (formerly Minnick Street) between parallel lines 170 feet to an alley.

Said Lot No. 2 fronts 50 feet on the Southerly side of Main Street and runs back between parallel lines 170 feet to an alley.

Exclusion:

Land in the City of Nashville, County of Davidson, State of Tennessee, being part of Lots Nos. 1 and 2 on the Map of Henry Blood's Addition to Edgefield, as of record in Book 21, Page 5, Register's Office of Davidson County, and being more particularly described as follows:

"Beginning at a point, said point being the Southeast corner of the intersection of Main Street and South 6th Street; thence in a Southerly direction with the Easterly margin of South 6th Street a distance of 20 feet more or less to a point; thence with a line in an Easterly direction, said line being parallel to and a distance of 20 feet from the Southerly margin of Main Street a distance of 104 feet more or less to the Easterly margin of said property; thence with the Easterly margin of said property in a Northerly direction a distance of 20 feet more or less to the Southerly margin of Main Street; thence with the Southerly margin of Main Street in a Westerly direction a distance of 104 feet more of less to the point of beginning and containing 2,080 square feet more or less."

Being the same property conveyed to 600 Main Partners, LLC by Quitclaim Deed from Christopher C. Dawson and Carter M. Dawson, as tenants in common, recorded on March 17, 2017, as Instrument No. 20170317-0026437, in the Register's Office of Davidson County, Tennessee.

I, Talbott P. Ottinger, 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.

Talbott P. Ottinger

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, TALBOTT P. OTTINGER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: May 3, 2021

