This Instrument Prepared By:

Matthew T. Harris
BAKER, DONELSON, BEARMAN,
CALDWELL & BERKOWITZ, PC
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

Karen Johnson Davidson County
Batch# 303580 DEEDQC
10/21/2019 03:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191021-0107765

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
Muse Nashville, LLC Attn: Jim W. Jacobs 209 29th Ave. North, Ste 150 Nashville, Tennessee 37203	Same
Map & Parcel No.: 093-11-0-240.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **The Fuel Tank, LLC**, a Tennessee limited liability company, ("Grantor") does hereby quitclaim and convey unto **Muse Nashville, LLC,** a Tennessee limited liability company, ("Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved property known as 65 Lindsley Ave., Nashville, TN.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[Signature page to follow.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of October 2019.

The Fuel Tank, LLC,
a Tennessee limited liability company

By: _____
Colton Mulligan, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Colton Mulligan, 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 Chief Manager of The Fuel Tank, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager of The Fuel Tank, LLC.

WITNESS my hand and seal at office this 16 day of October 2019.

_____
Notary Public

My Commission Expires:

July 5, 2021

LUCY M GRIMES
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 5, 2021
COUNTY OF DAVIDSON

[Notary acknowledgments on the following page.]

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $00.

J. W. Jacobs
AFFIANT

Subscribed and sworn to before me this 21st day of October 2019.

Melissa Shields Brown
NOTARY PUBLIC

My Commission Expires:
3/3/2020

MELISSA SHIELDS BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

4826-7129-1817

Exhibit A

BEING located in the 19th Councilmanic District of Davidson County, Tennessee, being located southwesterly of Lindsley Avenue and U.S. Highway 70 (State Route 24, Hermitage Avenue) intersection and being all of Lot 1 of Resubdivision of Lot 19 and a Portion of Lots 18, 20 and 21 on the Map of Lindsley as recorded in Plat Book 5210, Page 360 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing ½" iron pin monument capped "Cherry Land Surveying" in the southerly right-of-way of Lindsley Avenue, said monument also being the northeasterly corner of Lot 20 on Map of Lindsley Property as recorded in Plat Book 21, Page 25 in the Register's Office of Davidson County, Tennessee;

Thence leaving said easterly line of Lot 20 on Map of Lindsley Property and continuing along with the southerly right-of-way of Lindsley Avenue, N 62°23'43" E a distance of 285.00' to a point in the concrete sidewalk, said point being the westerly right-of-way of U.S. Highway 70 (State Route 24, Hermitage Avenue);

Thence leaving said southerly right-of-way of Lindsley Avenue and continuing along with the westerly right-of-way of U.S. Highway 70 (State Route 24, Hermitage Avenue), S 27°54'29" E a distance of 79.76' to a point, said point being the northerly right-of-way of Interstate 40;

Thence leaving said westerly right-of-way of U.S. Highway 70 (State Route 24, Hermitage Avenue), and continuing along with the northerly right-of-way of Interstate 40 the following three calls: S 61°29'18" W a distance of 175.00' to an existing concrete right-of-way marker;

Thence S 28°48'42" E a distance of 28.64' to an existing concrete right-of-way marker;

Thence S 63°00'10" W a distance of 110.00' to an existing ½" iron pin monument capped "Cherry Land Surveying" said monument being the southeasterly corner of Lot 21 on Map of Lindsley Property as recorded in Plat Book 21, Page 25 in the Register's Office of Davidson County, Tennessee;

Thence leaving said northerly right-of-way of Interstate 40 and continuing along with the easterly line of Lots 20 and 21 on Map of Lindsley Property, N 28°09'12" W a distance of 110.00' to an existing ½" iron pin monument capped "Cherry Land Surveying" which is the point of beginning, having an area of 26,344 square feet, 0.60 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated July 16, 2019.

Being the same property conveyed to The Fuel Tank, LLC, a Tennessee limited liability company from 4 Berrien Partners, LLC, a Tennessee limited liability company by Special Warranty Deed of record in Instrument No. 201709180095431 and Instrument No. 201709180095432, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Shields Brown, a notary public for this county and state, Jay H. Smith 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: 3/3/2020

Notary Seal:

