RECORD & RETURN TO:
Ortale Kelley Law Firm (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 312991 DEEDQC
11/07/2019 03:51:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191107-0115362

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on November 4, 2019.

NOTARY PUBLIC

My Commission Expires: 7/9/2022

JENNIFER L. JUNG STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32542

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
4th Avenue Partners, LLC 330 Commerce Street, Suite 110 Nashville, TN 37201	NEW OWNER	09-30-20-002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RONALD MARVIN KELLY AND WIFE, MARY A. KELLY**, hereinafter called **"GRANTORS,"** do hereby quitclaim and convey all of their rights, title and interest unto **4th AVENUE PARTNERS, LLC**, a Tennessee limited liability company, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE ATTACHED EXHIBIT A

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 4th day of November, 2019.

RONALD MARVIN KELLY

MARY A. KELLY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Paul Hinman, a Notary Public of said County and State, personally appeared Ronald Marvin Kelly and Mary A. Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained, by signing their names of their own free act and will.

Witness my hand and seal, this 4 day of November, 2019.

Notary Public, State of Tennessee

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

Being a parcel of land in the 19th Council District of Nashville, Davidson County, Tennessee, said parcel bears an address of 600 4th Avenue North, Nashville, Tennessee, 37066, said parcel also bears a parcel ID of 09302000200, said parcel also being the Ronald Marvin Kelly and wife, Mary A. Kelly, of record in Instrument 20130701-0067258 Register's Office of Davidson County, Tennessee (RODCT), said parcel also being a portion of lot D-1b of the Resubdivision of Parcel D-1 of record in Book 3106, page 9 RODCT, said parcel being generally described as north of and adjacent to 4th Avenue North, south of a railroad, west of 3rd Avenue North, and east of 5th Avenue North, said parcel being more particularly as follows:

Beginning at an magnetic nail old, said nail being N 76°08'22" W for a distance of 240', more or less, from the centerline intersection of said 4th Avenue North and 3rd Avenue North, said nail also bearing Tennessee State Plane Coordinates with a northing of 669268.82 and an easting of 1737759.68 North American Datum 1983/Grid North, said nail also being the southwestern corner of the 217 3rd Avenue Plus 3, LLC property (Tract II) as recorded in Instrument 20080410-003176 RODCT, said nail also being on the northern right of way of said 4th Avenue North, (a public 60' Right of way), said nail also being the southeastern corner of the herein described parcel;

Thence with said northern right of way, N 82° 11' 25" W a distance of 160.61 feet to an iron rod old, (a ½" rebar), said pin bearing Tennessee State Plane Coordinates with a northing of 669290.65 and an easting of 1737600.56 North American Datum 1983/Grid North, said pin also being the southeastern corner of the Newschannel 5 Network, L.P. property as recorded in Book 11276, page 929 RODCT, said pin also being on the northern right of way of said 4th Avenue North, (a public 60' Right of way), said pin also being the southeastern corner of the herein described parcel;

Thence with the eastern boundary line of said Newschannel 5 Network, L.P., N 07° 36' 27" E for a distance of 106.88 feet to an iron rod old, (a ½" rebar), said pin bearing Tennessee State Plane Coordinates with a northing of 669396.58 and an easting of 1737614.71 North American Datum 1983/Grid North, said pin also being on the southern right of way of a CSX Railroad, said pin also being the northeastern corner of the herein described parcel;

Thence with said right of way, N 62° 03' 58" E for a distance of 7.88 feet to an iron pin new, (a ½" rebar capped Dhority), said pin also being the western corner of 217 3rd Avenue Plus 3, LLC property (Tract I) as recorded in Instrument 20080410-003176 RODCT, said pin also being the northern corner of the herein described parcel;

Thence with said 217 3rd Avenue Plus 3, LLC property (Tract I), S 73° 58' 29" E for a distance of 85.65 feet to an iron pin new, (a ½" rebar capped Dhority), said pin being the northwestern corner of said 217 3rd Avenue Plus 3, LLC property (Tract II), said pin also being the northeastern corner of the herein described parcel;

Thence with the western boundary line of said 217 3rd Avenue Plus 3, LLC property (Tract II), S 27° 19' 03" E for a distance of 121.34 feet to the point of beginning, said parcel containing 13,084 Square Feet or 0.30 Acres, more or less. All according to the ALTA/NSPS Land Title Survey dated August 12, 2019, made by Matthew Dhority, Registered Land Surveyor, TN RLS #2727.

Being the same property conveyed to Ronald Marvin Kelly and wife, Mary A. Kelly, by Warranty Deed of record in Instrument number 20130701-0067258 in the Register's Office of Davidson County, Tennessee.