THIS INSTRUMENT PREPARED BY:
Robert R. Campbell, Jr., Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 319903 DEEDQC
11/26/2019 07:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191126-0121858

Address New Owner(s):
900 Church, LLC
424 Church Street, Suite 2900
Nashville, Tennessee 37219

Send Tax Bills to:
SAME

Map and Parcel:
Map and Parcel
093-05-0-161.00

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE,** a Tennessee non-profit corporation (hereinafter, the "Grantor"), does hereby quitclaim and convey unto **900 CHURCH, LLC**, a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to that certain following described tract or parcel of land located in Davidson County, Tennessee, and the improvements located thereon, if any (hereinafter, the "Property"), to-wit:

Tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property known as 900 Church Street, Nashville, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 25th day of November, 2019.

YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE, a Tennessee non-profit corporation

By: Peter Oldham

Name: PETER OLDHAM

Its: Chief Administrative Officer, Secretary
Executive Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Peter Oldham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Administrative officer, Secretary & Executive Vice President of **YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE**, the within named bargainor, a Tennessee non-profit corporation, and that he as such Chief Administrative officer, Secretary & Executive Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chief Administrative officer, Secretary & Executive Vice President.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 25th day of November, 2019.

Notary Public

My Commission Expires: May 9, 2023

ROBERT M. HOLLAND, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. MAY 9, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

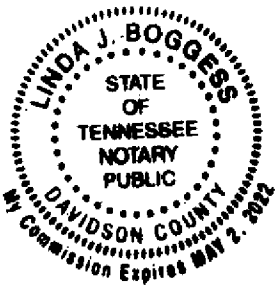
The actual consideration for this transfer is $-0-.

AFFIANT

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

Notary Public

My Commission Expires: 5-8-2022



4849-8112-3757.1

EXHIBIT A

Land in Nashville, Urban Services District, Davidson County, Tennessee, being Lot No. 1, the westerly part of Lot No. 2, the lot marked "Dibrell Lot", that part of the abandoned alley north of same, the westerly part of Lot No. 4, and the southerly 10 feet of the westerly part of Lot No. 5 on the plan of the division of the property of C.D. Elliott as of record in Plat Book No. 1, page 72, Chancery Court at Nashville more particularly described as follows:

BEGINNING at the northeast comer of Church Street, as widened, and YMCA Way;

THENCE, with the easterly margin of YMCA Way N 27° 15' 51" W 190.62 feet to the southwest comer of the property conveyed to TLC Properties, Inc. by deed of record in Book 6228, page 463, Register's Office for said County;

THENCE, with said southerly line N 62° 44' 09" E 52.97 feet to the westerly margin of 9th Avenue North;

THENCE, southwardly with 9th Avenue North and a curve to the right 79.34 feet, said curve having a radius of 213 feet and a central angle of 21° 20' 33", a tangent of 40.14 feet and a chord of S 37° 35' 37" E, 78.88 feet;

THENCE, continuing with said 9th Avenue N 62° 52' 40" E 3.71 feet;

THENCE, S 27° 23' 21" E 110.28 feet;

THENCE continuing with said westerly margin of 9th Avenue North with a curve to the right 18.04 feet, said curve having a radius of 20.90 feet and a central angle of 49° 27' 40" a tangent of 9.63 and a chord of S 02° 39' 31 sec E, 17.49 feet to a point on the northerly margin of Church Street;

THENCE with said Street S 62° 12' 43" W 56.53 feet;

THENCE with a curve to the right 16.13 feet, said curve having a radius of 16.50 feet a tangent of 8.77 feet and a chord of N 55° 11' 20" W 15.49 feet to the point of the beginning.

Containing 13,761 square feet or 0.32 acres, more or less, described according to an ALTA/NSPS Land Title Survey, dated November 6, 2019, last revised November 21, 2019, prepared by Brad T. Thomas, Tennessee No. 2431, Barge Design Solutions, 615 Third Avenue South, Suite 700, Nashville, Tennessee 37210.

Being the same property conveyed to Young Men's Christian Association of Middle Tennessee, by deed from H.G. Hill Realty Company, of record in Instrument No. 20011228-0143728, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to 900 Church, LLC by special warranty deed from Young Men's Christian Association of Middle Tennessee, of record in Instrument No. 201911____-____201911260121857_____, said Register's Office.

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, Jodean M. King, 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: 6/21/2021

Notary Seal

