Karen Johnson Davidson County
Batch# 320360 DEEDQC
11/26/2019 03:49:17 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191126-0122480

Prepared by and return to:
Mark E. Beutelschies
Farris Bobango Branan PLC
999 S. Shady Grove Rd, Suite 500
Memphis, TN 38120
(901) 259-7120

NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Darren Metz Alex Brandon Joe White 4000 Hillsboro Pike Nashville, TN 37215	Darren Metz 4000 Hillsboro Pike Nashville, TN 37215	Map 093-15 Parcels 80, 81, 82 & 83

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **NovaJAD, L.P.**, a Tennessee limited partnership (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to **Darren Metz** an undivided eighty percent (80%) interest, to **Alex Brandon** an undivided ten percent (10%) interest, and **Joe White** an undivided 10 percent (10%) interest (the "Grantees"), all of Grantor's right, title, and interest, if any, in and to certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is property known as 15 Lindsley Avenue, Nashville, Tennessee 27210.

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

This document was prepared without the benefit of a title search.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 18th day of October, 2019.

GRANTOR:

NovaJAD, L.P.

By: _____
Name: Daren Metz
Title: General Partner

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Daren Metz, to me known (or proved to me on the basis of satisfactory evidence) to be the person described who acknowledged that s/he executed the foregoing instrument for the purposes therein contained and who further acknowledged that s/he is the General Partner of NovaJAD, L.P., an Tennessee limited partnership organized and existing under the laws of the State of Tennessee, the within named bargainor, and that he is authorized to execute this instrument on behalf of said company.

WITNESS my hand, at office, this 21 day of October, 2019.

TIFFANY B. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

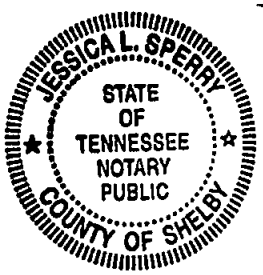
03-08-2021
My Commission Expires

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

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



MY COMMISSION EXPIRES:
MARCH 16, 2021

Notary Public
My Commission Expires: _____

Exhibit A

Description of Property

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LINDSLEY AVENUE, 60 FEET IN WIDTH AND THE EASTERLY RIGHT-OF-WAY LINE OF 1ST AVENUE SOUTH, 50 FEET IN WIDTH;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LINDSLEY AVENUE, NORTH 58 DEG 54 MIN 52 SEC EAST, 257.53 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH RAPE AND SEXUAL ABUSE CENTER, AS OF RECORD IN DEED BOOK 10585, PAGE 938, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF LINDSLEY AVENUE WITH THE WESTERLY PROPERTY LINE OF RAPE AND SEXUAL ABUSE CENTER, SOUTH 30 DEG 37 MIN 52 SEC EAST, 157.26 FEET TO AN EXISTING IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE INTERSTATE 40;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 40, SOUTH 63 DEG 28 MIN 14 SEC WEST, 160.42 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE SOUTH 31 DEG 29 MIN 35 SEC EAST, 43.65 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH 59 DEG 00 MIN 38 SEC WEST, 96.19 FEET TO AN IRON ROD SET ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 1ST AVENUE SOUTH;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 40 WITH THE EASTERLY RIGHT-OF-WAY LINE OF 1ST AVENUE SOUTH, NORTH 31 DEG 14 MIN 11 SEC WEST, 188.00 FEET TO THE POINT OF BEGINNING, CONTAINING 42,312 SQUARE FEET (0.97 ACRES MORE OR LESS).

THE ABOVE DESCRIPTION WAS PREPARED BY CHERRY LAND SURVEYING, INC., R. SCOT CHERRY, TENNESSEE REGISTERED LAND SURVEYOR NO. 1512, BASED UPON AN ALTA/ACSM LAND TITLE SURVEY OF PARCELS 80, 81, 82, AND 83, MAP 93-15, DATED MAY 18, 2006, BEARING JOB NUMBER 05365ALT MHC.

BEING THE SAME PROPERTY CONVEYED TO NOVAJAD, L.P., A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM DAVID W. TURNER, OF RECORD IN INSTRUMENT NO. 200607030079367, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.