Karen Johnson Davidson County
Batch# 328841 DEEDQC
12/12/2019 03:27:03 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191212-0128430

QUITCLAIM DEED

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Music Row 3, LLC 35 Music Square East, Suite 301 Nashville, Tennessee 37203	Map 105-01, Parcel 110 Map 104-04, Parcel 174	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (JKJ) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **ROBERT TAYLOR, Trustee of the Joyce-Lee Land Trust dated April 10, 2014** ("Grantor"), by these presents hereby sells, assigns and quitclaims to **MUSIC ROW 3, LLC, a Delaware limited liability company** ("Grantee"), Grantee's successors and assigns, an undivided fee simple interest in all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

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

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 before me this 12th day of December, 2019.

Notary Public
My Commission Expires:_____

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

WITNESS my hand this 11 day of December, 2019

ROBERT TAYLOR, Trustee of the
Joyce-Lee Land Trust dated April 10, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named Robert Taylor, Trustee of the Joyce-Lee Land Trust dated April 10, 2014, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 5-7-2022

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 7, 2022

EXHIBIT A

Description of the Property

TRACT 1:

The following paragraph describes a tract of land in the 19th Council District of Davidson County, Tennessee, said tract being that property which was conveyed to Robert Taylor, as Trustee of Trust Agreement for Joyce-Lee Land Trust dated April 10, 2014, by Henry G. Marx, in a Warranty Deed of record in Instrument Number, (I.N.) 20140910-0082749, Register's Office for Davidson County, Tennessee, (RODCT).

Beginning at an iron pin (old), in the easterly margin of 16th Avenue South, the southwest corner of a tract of land which belongs to The 17 Family Land Trust, having a deed reference in I.N. 20150828-0087143, RODCT, the northwest corner of this tract and continuing, as follows:
S 82°57'24" E, 147.59 feet to an iron pin (new), in the westerly margin of Alley #438, the southeast corner of said tract of land which belongs to The 17 Family Land Trust;
thence, S 08°36'23" W, 49.99 feet to an iron pin (new), in the westerly margin of Alley #438, the northeast corner of a tract of land which belongs to Joyce-Lee Land Trust, having a deed reference in I.N. 20140415-0031324, RODCT;
thence, N 82°45'27" W, 148.32 feet to an iron pin (new), in the easterly margin of 16th Avenue South, the northwest corner of said tract of land which belongs to Joyce-Lee Land Trust;
thence, N 09°28'16" E, 49.50 feet, to the point of beginning, containing **7,456.51 square feet,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated February 14, 2018, last revised September 6, 2019.

The above described tract of land may be found on Tax Map 105-01, Parcel 110, in the Tax Assessor's Office for Davidson County, Tennessee.

TRACT 2:

The following paragraph describes a tract of land in the 19th Council District of Davidson County, Tennessee, said tract being that property which was conveyed to Robert Taylor, as Trustee of Trust Agreement for Joyce-Lee Land Trust dated April 10, 2014, by Doug Hong, etux, in a Warranty Deed of record in Instrument Number, (I.N.) 20140415-0031324, Register's Office for Davidson County, Tennessee, (RODCT).

Beginning at an iron pin (new), in the easterly margin of 16th Avenue South, the northwest corner of a tract of land which belongs to Randall J. Wachtler, having a deed reference in Deed Book 10852, Page 931, RODCT, the southwest corner of this tract and continuing, as follows:
N 09°28'16" E, 50.40 feet to an iron pin (new), in the easterly margin of 16th Avenue South, the southwest corner of a tract of land which belongs to Joyce-Lee Land Trust, having a deed reference in I.N. 20140910-0082749, RODCT;
thence, S 82°45'27" E, 148.32 feet to an iron pin (new), in the westerly margin of Alley #438, the southeast corner of said tract of land which belongs to Joyce-Lee Land Trust;
thence, S 08°36'23" W, 49.99 feet to an iron pin (new), in the westerly margin of Alley #438, the northeast corner of said tract of land which belongs to Randall J. Wachtler;
thence, N 82°54'14" W, 149.09 feet, to the point of beginning, containing **7,460.53 square feet,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc.,

4779 Highway 41 North, Springfield, Tennessee, 37172, dated February 14, 2018, last revised September 6, 2019.

The above described tract of land may be found on Tax Map 104-04, Parcel 174, in the Tax Assessor's Office for Davidson County, Tennessee.