Karen Johnson Davidson County
Batch# 341189 DEEDQC
01/09/2020 02:53:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200109-0003304

| Prepared by and Return to: | Property Owner and Mail Tax Bills To: | Tax Parcel Nos.: |
|---|---|---|
| Nelson Mullins Riley & Scarborough, LLP<br>Attn: Laurence M. Papel<br>150 Fourth Avenue, North<br>Suite 1100<br>Nashville, TN 37219 | State Street Midtown, L.P.<br>8210 Creedmoor Road, Suite 103<br>Raleigh, NC 27613 | 092-120-322.00<br>092-120-321.00<br>092-120-320.00<br>092-120-319.00<br>092-120-318.00<br>092-120-216.00<br>092-120-213.00<br>092-120-212.00<br>092-120-211.00<br>092-120-121.00 |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, STATE STREET PARTNERS, LLC, a Tennessee limited liability company ("*Grantor*"), does hereby quitclaim and convey unto STATE STREET MIDTOWN, L.P., a Tennessee limited partnership ("*Grantee*"), all of Grantor's right, title and interest in and to the unimproved real property (the "*Property*"), located at 301, 303, 305, 307, and 309 McMillin Street, 1600, 1604, 1608, and 1610 State Street, and 1601 Patterson Street, Nashville, Davidson County, Tennessee, as described on that certain ALTA/NSPS survey (the "*Survey*"), dated June 19, 2019, last revised January 7, 2020, prepared by Robert M. Searson, RLS No. 1666, Kimley-Horn and Associates, Inc., and designated Project No. 5547-19-031, and set forth on Exhibit A attached hereto and incorporated by this reference.

Such Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[*Signature page follows.*]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative this 8th day of January 2020.

STATE STREET PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Name: Laurence M. Papel
Title: President

STATE of TENNESSEE )
) ss:
COUNTY of DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Laurence M. Papel, president of the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that in his capacity as President of Grantor, he is authorized to executed the within instrument on behalf of Grantor for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 8th day of January 2020.

Tammy Rhoades
Notary Public

My Commission Expires:

July 3, 2023

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# AFFIDAVIT OF VALUE

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Affiant

Subscribed and sworn to before me this 6th day of January 2020.

Notary Public

My Commission Expires:

JOSEPH WONG
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires April 12, 2022

40935274v2

# EXHIBIT A

## Survey Description

Land in Davidson County, Tennessee, described as follows:

**Tract 1**

A tract of land in the 19th Council District, Davidson County, Tennessee. Tract being Lots 48, 49, 50 and 51 McMillin's Plan of Subdivision of the old State Prison Lands, as recorded in Plat Book 161, Page 119, Register's Office Davidson County, Tennessee, (RODC). Tract being bounded on the north by Cason A Dickinson, as recorded in Instrument Number 200808270088054, (RODC), on the east by the western Right of Way (ROW) of McMillin Street (a 40' public ROW), on the south by the northern ROW of State Street (a public ROW) and on the west by the eastern ROW of 16th Avenue North (a 20' public ROW) Tract being described as follows:

POINT OF BEGINNING being an iron rod new at the northeastern intersection of ROW of State Street and 16th Avenue North; thence along the eastern ROW of said 16th Avenue North 41°01'12" West 240.27 feet to an iron rod new; thence leaving said ROW with the common line of Cason A Dickinson North 48°57'58" East 101.71 feet to an iron rod new on the western ROW of said McMillin Street; thence along said western ROW South 41°02'02" East 240.01 feet to an iron rod new on the northern ROW of said State Street; thence along said northern ROW South 48°49'06" West 101.77 feet to the point of beginning.

Tract contains 24,433 square feet or 0.56 acres.
Bearings based on Tennessee State Plane Coordinate System.

**Tract 2**

A tract of land in the 19th Council District, Davidson County, Tennessee. Tract being Lots 319, 320, 321, 322 and 323 on the Plan of Boyd Home Place, as recorded in Plat Book 21, Page 39 , Register's Office Davidson County, Tennessee, (RODC). Tract being bounded on the north by the southern Right of Way (ROW) of Alley number 337 (a 12' public ROW), on the east by the western ROW of 16th Avenue North (a 20' public ROW), on the south by the northern ROW of State Street ( a public ROW) and on the west by Reza and Suzy Frazmond as recorded in Instrument Number 200903310028924, (RODC). Tract being described as follows:

POINT OF BEGINNING being the northwestern intersection of ROW of said State Street and 16th Avenue North; thence along the northern ROW of said State South 59°09'11" West 273.95 feet to an iron rod new at the southeastern corner of said Reza and Suzy Frazmond; thence with the common line of said Reza and Suzy Frazmond North 30°39'49" West 170.39

feet to an iron rod new on the southern ROW of said Alley 377; thence along said southern ROW North 59°10'35" East 242.84 feet to an iron rod new on the western ROW of said 16th Avenue North; thence along said western ROW South 41°01'12" East 173.01 feet to the point of beginning.

Tract contains 44,014 square feet or 1.01 acres.
Bearings based on Tennessee State Plane Coordinate System.

**Tract 3**

A tract of land in the 19th Council District, Davidson County, Tennessee. Tract being Lots 301, 302, 303, 304 and a portion Lot 305 on the Plan of Boyd Home Place, as recorded in Plat Book 21, Page 39, Register's Office Davidson County, Tennessee, (RODC). Tract being bounded on the north by the southern Right of Way (ROW) of Patterson Street (a 50' public ROW), on the east by the western ROW of 16th Avenue North (a 20' public ROW), on the south by the northern ROW of Alley number 337 (a 12' public ROW) and on the west by St. Paul's Primitive Baptist Church, as recorded in Book 1264, Page 100, (RODC). Tract being described as follows:

POINT OF BEGINNING being an iron rod new at the southwestern intersection of ROW of said Patterson Street and 16th Avenue North; thence along said 16th Avenue North ROW South 41°01'12" East 173.04 feet to an iron rod new at the northern ROW of said Alley 337; thence along said northern ROW South 59°10'35" West 258.50 feet to an iron rod new at the southeastern corner of the said St. Paul's Primitive Baptist Church; thence along the common line of the said St. Paul's Primitive Baptist Church North 30°50'49" West 170.40 feet to an iron rod new on the southern ROW of said Patterson Street; thence along said southern ROW North 59°11'59" East 227.93 feet to the point of beginning.

Tract contains 41,431 square feet or 0.95 acres.
Bearings based on Tennessee State Plane Coordinate System.

Together with all right, title and interest, if any, in and to that certain "Alley #377" as shown on ALTA/NSPS Land Title Survey, dated June 19, 2019, last revised January 7, 2020, prepared by Robert M. Searson, Registered Land Surveyor No. 1666, for Kimley-Horn and Associates, Inc.

The above-described property being the same Property conveyed by Grantor to Grantee in that certain Special Warranty Deed, dated January ___, 2020, of record in Instrument No. 202001090003303, 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 therewith and that this is a true and correct copy of the original documents 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:

