(4)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-45240

Karen Johnson Davidson County
Batch# 346299 DEEDQC
01/22/2020 12:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200122-0007966

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR PLC (CBRJR)
3102 West End Avenue, Suite 400
Nashville, TN 37203

ADDRESS NEW OWNER:	**PARTY RESPONSIBLE FOR PAYMENT OF TAXES:**	**MAP-PARCEL NOS.:**
Thrive Van Buren, LLC 500 Amsterdam Avenue NE Suite M Atlanta, Georgia 30306 Attn: Christopher Rudd, Managing Member	New Owner	Map 82-05 Parcel 133

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged by CASON A. DICKINSON who is also known as CASON DICKINSON ("Grantor"), Grantor has bargained and sold, and does hereby transfer and convey unto THRIVE VAN BUREN, LLC, a Georgia limited liability company, its successors and assigns, all of Grantor's right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is improved real property known as 1500 Second Avenue, North, Nashville, Tennessee 37208.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me this 21 day of January, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-21-22

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed as of the 19th day of January, 2020.

GRANTOR:

CASON A. DICKINSON who is also known as CASON DICKINSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall Notary Public in and for said State and County, the within named CASON A. DICKINSON who is also known as CASON DICKINSON with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 19th day of January, 2020.

NOTARY PUBLIC

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

MY COMMISSION EXPIRES:
1-3-22

EXHIBIT "A"

Parcel ID#: 08205013300

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 90, 91, 92 & a part of 93 of the Subdivision of the McGavock City Park, as of record in Plat Book 57, Page 101, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod at the intersection of the northerly right-of-way line of Van Buren Street, and the easterly right-of-way line of Second Avenue North;

Thence leaving the northerly right-of-way line of Van Buren Street with the easterly right-of-way line of Second Avenue North, North 27 deg 19 min 28 sec West, 165.69 feet to an existing iron rod at a corner common with the property of Roy Glenn Goodwin, Jr., as of record in Instrument Number: 20190321-0025899, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Second Avenue North with the southerly property line of Roy Glenn Goodwin, Jr., North 62 deg 48 min 57 sec East, 182.80 feet to an existing iron rod;

Thence with the westerly property line of Roy Glenn Goodwin, Jr., South 27 deg 19 min 28 sec East, 166.15 feet to an existing iron rod in the northerly right-of-way line of Van Buren Street, at a corner common with the property of David W. Turner, as of record in Instrument Number: 20150102-0000366, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly right-of-way line of Van Buren Street, South 62 deg 57 min 34 sec West, 182.80 feet to the POINT OF BEGINNING. Containing 30,330 square feet or 0.696 acres more or less.

Being the same property conveyed to Thrive Van Buren, LLC, a Georgia limited liability company, as of record in Instrument Number: _____ __202001220007965__, at the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

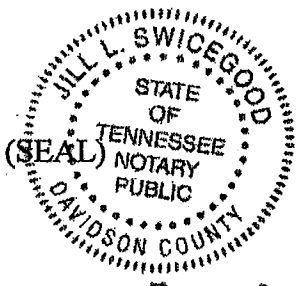
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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