Karen Johnson Davidson County
Batch# 352533 DEEDQC
02/03/2020 12:56:58 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200203-0012210

QUITCLAIM DEED

AARON ROBERT KAALBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 the 31st day of January, 2020.

Notary Public
My commission expires: 5/2/22

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
AT2 Cherokee, LLC 2305 Cruzen Street Nashville, TN 37211-2106	New Owner	071-12-0D-001.00 CO, 071-12-0D-002.00 CO, 071-12-0D-003.00 CO, 071-12-0D-004.00 CO, 071-12-0D-005.00 CO, 071-12-0D-006.00 CO, 071-12-0D-007.00 CO, 071-12-0D-008.00 CO, 071-12-0D-009.00 CO, 071-12-0D-010.00 CO, 071-12-0D-011.00 CO, 071-12-0D-012.00 CO, 071-12-0D-013.00 CO, 071-12-0D-014.00 CO, 071-12-0D-015.00 CO, 071-12-0D-016.00 CO, 071-12-0D-900.00 CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **METROPOLITAN OFFICE FOR DEVELOPMENT LLC**, a Delaware limited liability company, by these presents does hereby quitclaim and convey unto **AT2 CHEROKEE, LLC**, a Delaware limited liability company, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate.

See Exhibit A.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 31st day of January, 2020.

METROPOLITAN OFFICE FOR DEVELOPMENT LLC,
a Delaware limited liability company

By: Deven Patel

Name: DEVEN PATEL

Title: MANAGING PARTNER

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Deven Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Managing Partner of METROPOLITAN OFFICE FOR DEVELOPMENT LLC, the within named bargainor, a Delaware limited liability company, and that as such Managing Partner of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Managing Partner of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of January, 2020.

NOTARY PUBLIC

My Commission Expires: 5/2/22

AARON ROBERT KAALBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Situate in the City of Nashville, the 5th council district of Davidson County and the State of Tennessee and being all of Lots 2 and 7 of the Re-Subdivision of Lot 2 and Lot 7 of Walnut Grove, as recorded in Plat Book 5190, Page 172, in the name of O.I.C. Cherokee Place Amended, as recorded in MA-20181130-0116688 and being more particularly described as follows:

Beginning at a set 5/8" iron pin and cap on the northerly Right-of-Way of Cherokee Avenue, at the southeasterly corner of lot 1 of the Re-Subdivision of Lot 5 of Walnut Grove, as recorded in Plat Book 4060, Page 10, in the name of Paul B & Rose Marie Aponte, as recorded in QC-20060105-0001681,

Thence along the easterly line of said Aponte lands, North 8°17'00" East, a distance of 241.90 feet to a found ½" iron pin without cap on the southerly line of Lot 4 of Walnut Grove Annex, as recorded in Plat Book 1424, Page 90, in the name of Thomas F Rollins, as recorded in Deed Book 11469, Page 84,

Thence along said southerly line of Rollins lands, and in part along lot 5 of Walnut Grove Annex in the name of The John W Ray Revocable Trust, as recorded in QC-20170613-0059338., South 83°04'00" East, a distance of 150.00 feet to a found ½" iron pin without cap on the northwesterly corner of Pt Lot 9 of Walnut Grove, as recorded in Plat Book 332, Page 34, in the name of Corina Lee Ayala, as recorded in DB-20171116-0118030,

Thence along the easterly line of said Ayala lands, South 8°18'00" West, a distance of 251.20 feet to a set iron pin and cap on the aforementioned northerly Right-of-Way line of Cherokee Avenue,

Thence along said northerly Right-of-Way line, North 79°30'49" West, a distance of 150.00 feet to the Point of Beginning.

Containing –0.8486 Acres of land and being subject to all other easements, encumbrances, rights, reservations or matter of title that may affect the subject parcel.

North and Bearing System based upon the Tennessee State Plane Coordinated System, NAD83 and referenced to the T.D.O.T. – G.N.S.S. network and collected utilizing a Spectra SP80 receiver during a field survey conducted by B A Land Professionals, LLC on January 20, 2020.

All monuments called to be set are 5/8" x 24" rebar with yellow plastic identification caps stamped "B A Land Professionals". This survey and description was prepared by or under the direct supervision of Donovan P. Benson, Tennessee RLS #3046.

Being the same property conveyed to METROPOLITAN OFFICE FOR DEVELOPMENT, LLC, by deed from BARRY A. PETERSON, UNMARRIED, of record as Instrument No. 20150501-0039404, dated April 29, 2015, said Register's Office.