Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
ECG 21st Avenue, LP 118 16th Ave. S. Suite 200 Nashville, Tennessee 37203 Attn: Ryan Seibels	10412006800	Same as Owner
This instrument prepared by: Bradley Arant Boult Cummings, LLP (JTT) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **1935 Partners**, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does quitclaim, transfer and convey to **ECG 21st Avenue, LP**, a Tennessee limited partnership (the "Grantee"), Grantee's successors and assigns, certain property located in Davidson County, Tennessee being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and other improvements thereon, and all rights, interests, privileges and easements appurtenant thereto (the "Property").

This is improved property known as 1935 21st Ave., Nashville, Tennessee.

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

Karen Johnson Davidson County
Batch# 355483 DEEDQC
02/10/2020 08:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200210-0014684

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 7th day of February, 2020.

LILADY HEUGA
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

Notary Public
My Commission Expires: 7-3-2023

219972-401001

4837-0254-1492.1

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 7th day of February, 2020.

GRANTOR:

1935 Partners, a Tennessee general partnership

By: _____
Name: James H. Littlejohn
Title: Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public, James H. Littlejohn, 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 and who further acknowledged that he is an authorized Partner in 1935 Partners, a Tennessee general partnership, the Grantor, and that he is authorized to execute this instrument on behalf of said general partnership.

WITNESS my hand, at office, this 7th day of February, 2020.

MILADY HEUGAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

Notary Public: _____
My Commission Expires: 7-3-2023

219972-401001

4837-0254-1492.1

Exhibit A

Description of Property

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 4, 5 & 6 of the Map of W.W. Dillon's Subdivision, as of record in Plat Book 332, Page 115, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at the intersection of the northerly right-of-way line of Portland Avenue, 40 feet in width, and the westerly right-of-way line of 21st Avenue South, width varies;

Thence leaving the westerly right-of-way line of 21st Avenue South, with the northerly right-of-way line of Portland Avenue, North 83 deg 46 min 04 sec West, 152.71 feet to an existing iron rod at the intersection with the easterly right-of-way line of Alley #815, 12 feet in width;

Thence leaving the northerly right-of-way line of Portland Avenue, with the easterly right-of-way line of Alley #815, North 06 deg 38 min 28 sec East, 152.10 feet to an existing iron rod, at a corner common with Lot 3 of said W.W. Dillon's Subdivision, also being the property of Get Me Too, LLC, as of record in Instrument Number: 20191002-0100648, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Alley #815, with the southerly property line of said Lot 3, South 81 deg 59 min 36 sec East, 152.52 feet to a existing iron rod in the westerly right-of-way line of 21st Avenue South;

Thence with the westerly right-of-way line of 21st Avenue South, South 06 deg 33 min 07 sec West, 147.38 feet to the POINT OF BEGINNING. Containing 22,849 square feet or 0.525 acres more or less.

Being the same property conveyed to 1935 Partners, as of record in Instrument Number: 20051128-0142641, at 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:

