Karen Johnson Davidson County
Batch# 368062 DEEDQC
03/05/2020 12:51:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200305-0024923

QUITCLAIM DEED



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 5th day of March, 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:
OII Property, L.P. 718 Thompson Lane Suite 108-273 Nashville, TN 37204	New Owner	082-14-0-027.00

This deed is prepared with information provided by and at the direction of the parties without the benefit of a title search and/or examination.

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, **CYNTHIA MORRISSEY FORT**, by these presents do hereby quitclaim and convey unto **OII PROPERTY, L.P.**, a Tennessee limited partnership, its successors and assigns, all of her 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.

This is unimproved property also known as 700 1st Avenue North, Nashville, Tennessee 37201.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 12th day of February, 2020.

By: Cynthia Morrissey Fort
CYNTHIA MORRISSEY FORT

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared CYNTHIA MORRISSEY FORT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12 day of February, 2020.

JOSEPH LAWRENCE MORRISSEY JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3/8/2021

Exhibit A

The Land referred to in this policy is described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee; being the northerly one-half of Lot No. 17, all of Lot Nos. 18, 19, 20, 21, 22 and 23, on the unrecorded Plan of the McNairy and Hall Add. or Water Lots also called "Silter's Plan"; and being more particularly described as follows:

Beginning at a masonry nail set on the easterly right-of-way line of First Avenue North, 49.5 feet in width, at a corner common with the property conveyed to Metropolitan Government of record in Book 7913, Page 174 and corrected in Book 8398, Page 819, both in the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of First Avenue North, with the southerly line of said property conveyed to Metropolitan Government, North 62 deg 07 min 14 sec East, 109.28 feet plus or minus to the contour line at elevation 392.6 as set forth in Warranty Deed of Flowage Easement of record in Book 2247, Page 109 and in Judgement of Declaration of Taking of record in Book 2337, Page 283, both in the Register's Office for Davidson County, Tennessee;

Thence with the location of the 392.6 contour line for the following calls: South 20 deg 51 min 01 sec East, 60.49 feet; South 24 deg 31 min 54 sec East, 107.32 feet to a corner common with the property conveyed to Umma Properties, LLC of record in Instrument Number 20190909-0090923 in the Register's Office for Davidson County, Tennessee;

Thence with the northerly line of said Umma Properties, South 64 deg 46 min 50 sec West, 99.26 feet to the easterly right-of-way of First Avenue North;

Thence with the easterly right-of-way of First Avenue North, North 26 deg 37 min 50 sec West, 162.61 feet to the point of beginning; containing 16,994 square feet or 0.390 acres more or less.

The description above was written from a survey prepared by Clint Elliott Survey, dated January 2, 2020 and titled ALTA/NSPS Land Title Survey of 700 1st Avenue North.

Being the same property conveyed to River Tower Development, LLC, by Quitclaim Deed of record in Instrument No. 20180122-0006472, Register's Office for Davidson County, Tennessee; River Tower Development, LLC now known as OII Property, L.P. pursuant to Acknowledgement of Merger recorded as Instrument No. 20190726-0073734.

Being the same property conveyed to 700 1st Avenue North, LLC, by Quitclaim Deed from Suzanne Bercut Day, as Trustee of the SABD Trust established September 18, 2006, of record in Instrument No. 20100222-0013441; by Warranty Deed to J.L. Morrissey from Ethel M. Beeman and husband V.M. Beeman, of record in Book 4600, Page 167, Register's Office for Davidson County, Tennessee. The said J.L. Morrissey (being one and the same person as Joseph L. Morrissey) having since died and that at the time of his death, the said Joseph L. Morrissey was a unmarried widower, being preceded in death by his wife, Pamela Davis Morrissey, and being survived by four (4) children and issue, namely, Joseph L. Morrissey, Jr.; Cynthia Morrissey Fort; Lisa Morrissey LaVange; and Merrie Morrissey Alexander; and by Decree of Redemption of record in Instrument No. 20140430-0036494 and Instrument No. 20140430-0036495, Register's Office for Davidson County, Tennessee.