Karen Johnson Davidson County
Batch# 371304 DEEDQC
03/12/2020 09:31:42 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200312-0027675

This document prepared from information furnished by the parties and no title search was performed

PREPARED BY:
Fulmer Lucas Engineering, LLC
2002 Richard Jones Road, Suite B200
Nashville, Tennessee 37215

STATE OF TENNESSEE: COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION FOR THE HEREIN TRANSFER IS $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 4 DAY OF March, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES
4-6-2022

CINDY H. DICKENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL NO.
17th & Grand, LLC 54 MUSIC SQ E STE 250 NASHVILLE,TN 37203	NEW OWNER	Tax Map: 104-04 Parcels: 121.00, 122.00, 123.00, 124.00, 125.00, and 128.00

QUITCLAIM DEED

For and in consideration of the sum of Zero (0.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, 17th & Grand, LLC, by these presents do hereby quitclaim and convey unto 17th & Grand, LLC, all of our rights, title and interest in and to the following described parcel of land in Davidson County, Tennessee, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee of record in Instrument numbers 20081280-0000000, 00004781-0000278, 00004362-0000081, 20081280-0000000, 20081280-0000000, and 20081280-0000000;

Beginning at the Southwestern corner of the intersection of 17th Avenue South and Grand Ave;

Thence with the existing right-of-way line of 17TH Avenue South, South 08 deg 59 min 08 sec West, 342.18 feet to a point; thence, North 81 deg 21 min 00 sec West, 153.31 feet to a point; thence, North 09 deg 00 min 19 sec East, 47 feet to a point; thence, North 82 deg 02 min 32 sec West, 4 feet to a point; thence, North 09 deg 21 min 16 sec East, 292.15 feet to a point; thence, South 82 deg 27 min 04 sec East, 160.89 feet to the point of beginning; containing 54,965 square feet or 1.26 acres more or less;

Being the same property conveyed to 17th & Grand, LLC of record in Instrument Number 20081280-0000000, 00004781-0000278, 00004362-0000081, 20081280-0000000, 20081280-0000000, and 20081280-0000000.

THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE PARCELS being the same property conveyed to 17th & Grand, LLC, by ceed of record as Instrument No. 20081280-0000000, 00004781-0000278, 00004362-0000081, 20081280-0000000, 20081280-0000000, and 20081280-0000000, RODC, and as shown in the attached Exhibit of 17th & Grand, LLC Property dated 03-02-2020. Parcel ID 10404012800 is to remain; all others are to be abandoned.

Witness my hand and seal on this the 4 day of March, 2020.

17th & Grand, LLC
By: _____
Fred Hall (Name) Manager (Position)

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Fred J. Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of 17th & Grand, LLC, a Tennessee nonprofit corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

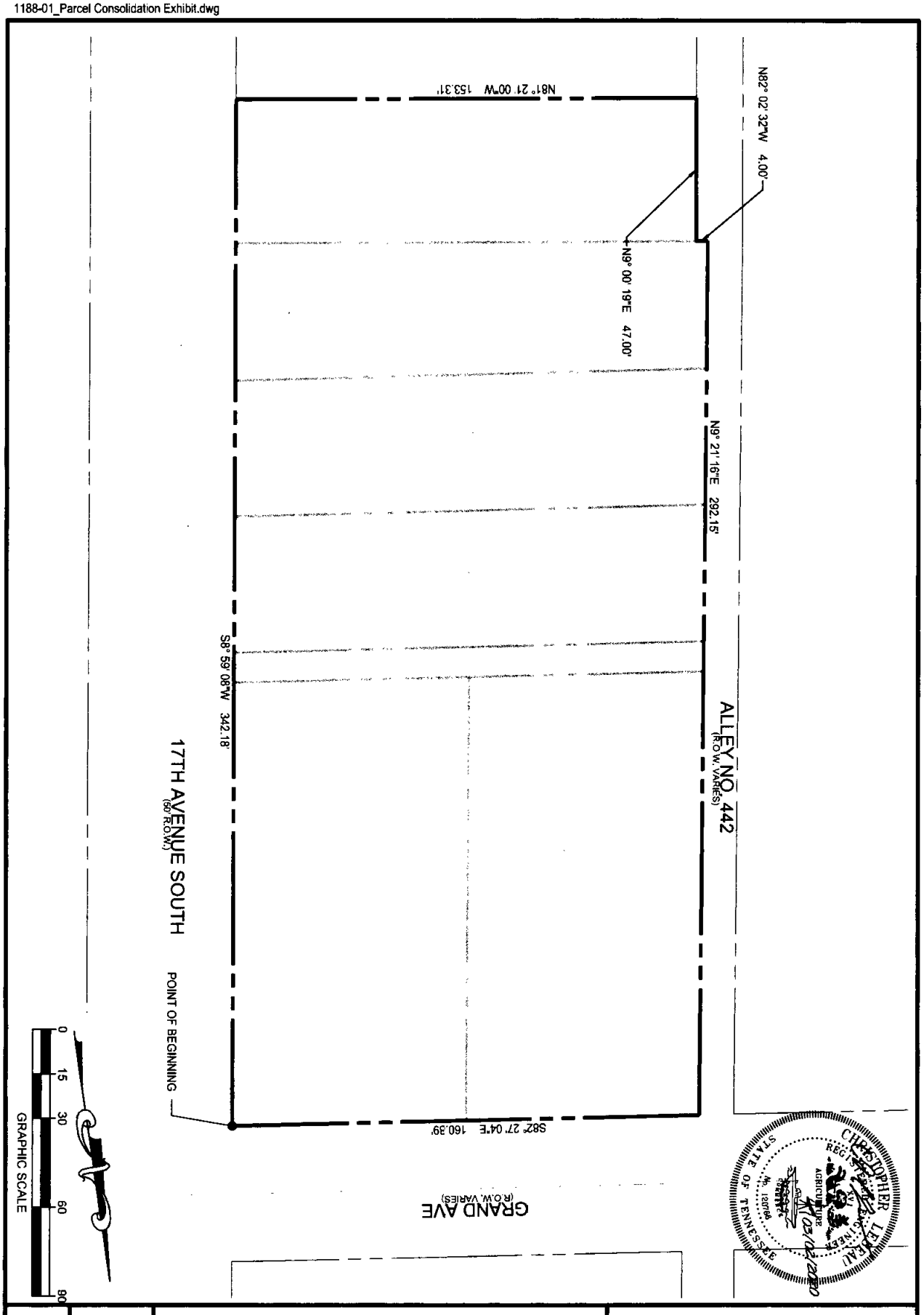
Witness my hand, at office, this 4th day of March, 2020.

Cindy H. Dickens
Notary Public

My commission expires: 9-6-2022

CINDY H. DICKENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

1188-01_Parcel Consolidation Exhibit.dwg



EXH

PARCEL CONSOLIDATION EXHIBIT

EXHIBIT FOR:

17TH & GRAND OFFICE

17TH & GRAND AVE
NASHVILLE, DAVIDSON COUNTY, 37203

FULMER LUCAS

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NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 345-3770