Karen Johnson Davidson County
Batch# 373108 DEEDQC
03/16/2020 03:48:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200316-0029119

**THIS INSTRUMENT PREPARED BY:**

**Catherine H. Gwyn**
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

LEON O E MCCAMERY
Notary Public - State of New York
NO. 01MC6352760
Qualified in New York County
My Commission Expires Jan 3, 2021

STATE OF NEW YORK )
COUNTY OF NY )

The actual consideration for this transfer is $-0-.

Saul Bardosh
**AFFIANT**

Subscribed and sworn to before me, this 10 day of March, 2020.

Leon E McCamery
Notary Public

My Commission Expires: 01/03/2021

**Address New Owner As Follows:**
HS-Nashville TN 1 LLC
Apt. 1300
85 4th Ave.
New York, NY 10003-5235

**Send Tax Bills To:**
New Owner

**Map-Parcel Number:**
106 09 0 018.00

## QUITCLAIM DEED

**KNOW ALL PERSONS** by these presents that **HS-NASHVILLE TN, LLC**, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise, quitclaim and give unto **HS-NASHVILLE TN 1 LLC**, a Delaware limited liability company ("Grantee"), all right, title and interest of Grantor

in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

This is improved property known as 1133 Polk Avenue, Nashville, TN 37210.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand this 10 day of March, 2020.

**HS-NASHVILLE TN, LLC,**
a Delaware limited liability company

By: Rima 106 LP, its Sole Member

By: S. Bardosh
Name: ~~Saul~~ Bardosh
Title: Manager of the Sole Member

STATE OF NEW YORK )
COUNTY OF New York )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Saul Bardosh**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of the sole Member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 10th day of March, 2020.

Leon O E McCamery
Notary Public

My Commission Expires: 01/03/2021

LEON O E MCCAMERY
Notary Public - State of New York
NO. 01MC6352760
Qualified in New York County
My Commission Expires Jan 3, 2021

805038.1/020200041

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot "G" on the plan of the subdivision of the land of L. P. Hagan, Deceased, of record in Book 843, page 80, Register's Office said County, and being a one acre tract marked Mrs. A Thoni, as shown on said plan, all described more particularly, as follows:

Commencing at an iron pin at the intersection of the east R.O.W. margin of Fesslers Lane as widened (formerly Woodycrest Avenue) with the north R.O.W. margin of the north end of the return of Woodycrest Avenue (formerly Kilvington Blvd.); thence with the east R.O.W. margin of Fesslers Lane run North 02 deg. 08 min. 00 sec., East a distance of 147.92 feet to an iron pin, said point being the True Point of Beginning; thence continuing with the east R.O.W. margin of Fesslers Lane run North 02 deg. 08 min. 00 sec. East a distance of 182.59 feet to an iron pin, said point being the PC of a curve to the left having a radius of 1304.08 feet and having an arc distance of 61.38 feet; thence continuing with the east R.O.W. margin of Fesslers Lane run along said curve to the right a chord bearing of North 00 deg. 47 min. 06 sec. East and a chord distance of 61.38 feet to an iron pin; thence leaving the east R.O.W. margin of Fesslers Lane run South 87 deg. 02 min. 01 sec. East a distance of 500.57 feet to an iron pin, thence run South 86 deg. 50 min. 30 sec., East a distance of 302.96 feet to an iron pin in the west R.O.W. margin of Polk Avenue, said point being the PC of a curve to the right having a radius of 786.60 feet and having an arc distance of 262.04 feet; thence with the west R.O.W. margin of Polk Avenue run along said curve to the right a chord bearing of South 35 deg. 40 min. 30 sec. W and a chord distance of 260.83 feet to an iron pin; thence leaving the westerly R.O.W. margin of Polk Avenue run North 89 deg. 04 min. 24 sec. West for a distance of 658.01 feet to a point and back to the True Point of Beginning.

Also described as:

Land in Davidson County, Tennessee, being part of Lot "G" on the plan of the subdivision of the land of L. P. Hagan, Deceased, of record in Book 843, page 80, Register's Office said County, being a part of Polk Avenue, now abandoned, and being part of Lot 3 on the plan of Louie Lewis property, of record in Minute Book "3", page 288, County Court Clerk and being known as the northwest part of Lot No. 3 of the H.E. Writesman Resubdivision, not of record, and being a one acre tract marked Mrs. A. Thoni, all described according to a copy of a survey thereof dated February 25, 1958, made by Hal R. Swann, Jr., Surveyor, and revised by Michael V. Holmes & Associates, Inc., March 10, 1992, as follows:



202003160029119

Beginning at an iron pin in the east margin of Fesslers Lane as widened (formerly Woodycrest Avenue) located North 02 deg. 08 min. 00 sec., East a distance of 147.92 feet from the north end of the return of Woodycrest Avenue (formerly Kilvington Blvd.), thence continuing with Fesslers Lane as widened north 02 deg. 08 min. 00 sec. East a distance of 182.59 feet to an iron pin, thence with a curve to the left (having a radius of 1304.08 feet, a delta angle of 02 deg. 41 min. 49 sec. a chord bearing of north 00 deg. 47 min. 06 sec. East and distance of 61.38 feet) thence 61.38 feet to an iron pin, thence leaving said Fesslers Lane South 87 deg. 02 min. 01 sec. East a distance of 500.57 feet to an Iron pin, thence South 86 deg. 50 min. 30 sec., East a distance of 302.96 feet to a P K nail in the westerly margin of Polk Avenue, thence southwesterly with a 786.60 foot radius curve to right, a distance of 262.04 feet to an iron pin, thence leaving said Polk Avenue North 89 deg. 04 min. 24 sec. West, a distance of 658.01 feet to the point of beginning, containing 3.9142 acres, more or less.

Being the same property conveyed to HS-Nashville TN, LLC, a Delaware limited liability company by deed from HSI Properties, LLC, a Delaware limited liability company of record in Instrument No. 20040521-0060241, Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, Catherine H. Gwyn, 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.

Signature

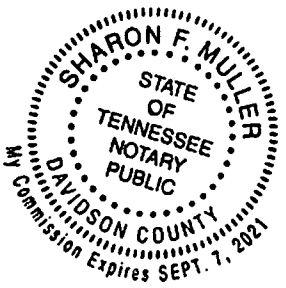
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn 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: 9/7/2021

Notary's Seal




722337.1/2010969