Karen Johnson Davidson County
Batch# 380510 DEEDQC
04/01/2020 11:38:42 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200401-0034964

This Instrument prepared by and after recording return to:

Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
RC Nashville Development Partners, LLC 6409 Kennedy Dr Chevy Chase, MD 20815	093100071.00 093100072.00 093100073.00 093100178.00 093100491.00 093100494.00	RC Nashville Development Partners, LLC 6409 Kennedy Dr Chevy Chase, MD 20815

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MAINLAND KVB, LLC, a Tennessee limited liability company** (the "Grantor"), has bargained and sold, and by these presents hereby transfer, release, relinquish, quitclaim and convey unto **RC NASHVILLE DEVELOPMENT PARTNERS, LLC, a Delaware limited liability company** ("Grantee"), its successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtences, privileges, and easements, (the "Property") more particularly described on Exhibit "A" attached hereto and incorporated herein.

The Property is unimproved property that currently is municipally known as [i] 429 7th Avenue South, [ii] 0 Lafayette Street, [iii] 417 7th Avenue South, [iv] 400 7th Avenue South, [v] 401 7th Avenue South, and [vi] 0 8th Avenue South, Nashville, Tennessee 37203-3916.

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

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated effective this the 31st day of March, 2020.

[Signature page follows]

[Signature page to Quitclaim Deed – Lafayette Street, 7th Avenue South and 8th Avenue South]

GRANTOR:

Mainland KVB, LLC

By: Mainland Asset Management, LLC,
Its Manager

By: _____
Kenneth M. Larish, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public of said County and State, personally appeared Kenneth M. Larish, 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 Manager of Mainland Asset Management, LLC, the Manager of Mainland KVB, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager of the bargainor's Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as the Manager of such limited liability company's Manager.

WITNESS my hand and seal at office this 12th day of March, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 7/5/2021

CHRIS RAYBECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

[Affidavit to Quitclaim Deed – Lafayette Street, 7th Avenue South and 8th Avenue South]

STATE OF ~~TENNESSEE~~ Maryland DC)
COUNTY OF ~~DAVISON~~ Montgomery DC)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 18 day of March, 2020.

NOTARY PUBLIC

My Commission Expires: May 1 2023

DAVID KIM
Notary Public - State of Maryland
Montgomery County
My Commission Expires May 1, 2023

EXHIBIT A

Property Description

Being a tract of land lying in the 19th District of Davidson County, Nashville, Tennessee. Said tract being bounded on the north by the southern right of way (ROW) of Korean Veterans Boulevard, bounded on the east by the western ROW of Alley #145, by Smith Investment Group, GP as recorded in Instrument Number 20151109011536, Register's Office of County, Tennessee (RODC) and by ROW of 7th Avenue South, and bounded on the south and west by ROW of Lafayette Street (State Route 1, U.S. Highway 31A). Tract being more particularly described as follows:

POINT OF BEGINNING being a set iron rod with cap lying on the southeast ROW intersection of said Lafayette Street and said Korean Veterans Boulevard; thence along said southern ROW of Korean Veterans Boulevard North 58°50'14" East 406.31 feet to a found 5/8" iron rod; thence along said western ROW of Alley #145 South 29°52'40" East 75.00 feet to a found 5/8" iron rod; thence along the common line of said Smith Investment Group, GP, and along ROW of said 7th Avenue South, South 63°26'54" West 186.72 feet to a set iron rod with cap; thence continuing along said ROW of 7th Avenue South with the following: South 26°38'39" East 2.21 feet to a set iron rod with cap; thence South 62°17'20" West 25.00 feet to a set iron rod with cap; thence South 26°38'39" East 173.31 feet to a set iron rod with cap; thence along a curve to the right having an arc length of 101.62 feet, a radius of 40.80 feet, a central angle of 142°42'36", and having a chord bearing and distance of South 44°42'39" West 77.32 feet to a set iron rod with cap; thence along said ROW of Lafayette Street with the following: North 63°56'03" West 230.13 feet to a set iron rod with cap; thence along a curve to the right having an arc length of 30.68 feet, a radius of 25.00 feet, a central angle of 70°18'26", and having a chord bearing and distance of North 28°46'50" West 28.79 feet to a set iron rod with cap; thence along a curve to the left having an arc length of 35.40 feet, a radius of 176.79 feet, a central angle of 11°28'26", and having a chord bearing and distance of North 00°38'09" East 35.34 feet to the point of beginning,

Tract contains 55,064 square feet or 1.26 acres.

Bearings based on Tennessee State Plane Coordinate System.
Prepared by:
L. Brandon Lambert
TN Registered Land Surveyor No. 2828
S&ME
1935 21st Avenue South
Nashville, TN 37212

Being the same property conveyed to MAINLAND KVB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from TLC PROPERTIES, INC., of record as Instrument No. 20160901-0092303, and Instrument No. 20160901-0092304, said Register's Office.

Being a portion of the property conveyed to Mainland KVB, LLC by Special Warranty Deed dated December 30, 2015 from John B. Kohl and Helen H. Kohl, Trustees of the John B. Kohl Living Trust, established by the Revocable Trust Agreement of John B. Kohl dated December 22, 2009 of record as Instrument No. 20151231-0131645, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to MAINLAND KVB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JOHN B. KOHL AND HELEN H. KOHL, TRUSTEES OF THE JOHN B. KOHL LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JOHN B. KOHL, DATED DECEMBER 22, 2009, of record as Instrument No. 20151231-0131646, said Register's Office.

Also, being part of the same property closed and abandoned by the Metropolitan Government of Nashville and Davidson County, pursuant to Ordinance No. BL2015-1296, approved August 10, 2015.

Being the same property conveyed to MAINLAND KVB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MAINLAND ACQUISITIONS, LLC, of record as Instrument No. 20160425-0039983, said Register's Office.

Being the same property conveyed to MAINLAND KVB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from STATE OF TENNESSEE, of record as Instrument No. 20160629-0066126, said Register's Office.

Being the same property conveyed to MAINLAND KVB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, of record as Instrument No. 20160708-0069803, said Register's Office.

Being part of the same property conveyed to MAINLAND KVB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JOHN B. KOHL AND HELEN KOHL, TRUSTEES OF THE JOHN B. KOHL LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JOHN B. KOHL, DATED DECEMBER 22, 2009, of record as Instrument No. 20151231-0131645, dated December 30, 2015, said Register's Office.