Karen Johnson Davidson County
Batch# 395681 DEEDQC
05/05/2020 10:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200505-0046686

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Drury Nashville, LLC **13075 Manchester Road, Suite 200** **St. Louis, MO 63131**	**093-10-0-397.00**	**Drury Nashville, LLC** **13075 Manchester Road, Suite 200** **St. Louis, MO 63131**
This instrument prepared by: Jacqueline D. Pollvogt, Drury Development Corporation 13075 Manchester Road, Suite 200, St. Louis, MO 63131		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, ***Drury Nashville, LLC***, a Missouri limited liability company (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to ***Drury Nashville, LLC***, a Missouri limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by this reference (and referred to herein as the "Property").

This is improved property known as **300 Korean Veterans Blvd., Nashville, Davidson County, Tennessee 37201**.

STATE OF MISSOURI
COUNTY OF ST. LOUIS

The undersigned hereby swears or affirms that the actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to or affirmed before me this 24th day of April, 2020.

ALISON E. WINKA
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: May 25, 2020
Commission # 12412754

Notary Public
My Commission Expires: 5-25-20

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

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 24th day of April, 2020.

GRANTOR:

DRURY NASHVILLE, LLC,
A Missouri limited liability company

By: _____
Larry W. Hasselfeld, Vice President

STATE OF MISSOURI)
)
COUNTY OF ST. LOUIS)

On this 24th day of April, 2020, before me personally appeared Larry W. Hasselfeld to me personally known, who, being by me duly sworn, did say that he is the Vice President of DRURY NASHVILLE, LLC, a Missouri limited liability company, and that the foregoing instrument was signed by him on behalf of said limited liability company; and further acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

(SEAL)

_____
Notary Public

My commission expires

ALISON E. WINKA
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: May 25, 2020
Commission # 12412754

EXHIBIT A
LEGAL DESCRIPTION

Being a tract of land lying in the 19th Council District of Davidson County, Tennessee, and being Lot 1 and a portion of Lot 2 of Kirkman's Subdivision of Part of the Academy Property, as recorded in Book "R", Page 460, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the north by Giancarlo Agnoletti as recorded in Instrument Number 20130408-0034413, RODC, bounded on the east by the western Right of Way (ROW) of 3rd Avenue South (50' Public ROW), bounded on the south by the northern ROW of Korean Veterans Boulevard (140' Public ROW) and bounded on the west by the eastern ROW of Almond Street (36' Public ROW-Measured). Said tract being more particularly described as follows:

POINT OF BEGINNING being a point lying on the intersection of the western ROW of said 3rd Avenue South and the northern ROW of said Korean Veterans Boulevard; thence along said northern ROW of Korean Veterans Boulevard South 62°37'27" West a distance of 142.65 feet to a point lying on the radius return of the northern ROW of said Korean Veterans Boulevard and the eastern ROW of said Almond Street;

thence with said radius return, with a curve turning to the right with an arc length of 31.05 feet, a radius of 19.69 feet and a chord bearing of North 72°12'20" West with a chord length of 27.93 feet to a point lying on the eastern ROW of Almond Street;

thence with said eastern ROW of Almond Street North 27°02'06" West a distance of 138.02 feet to a point on the common line of said Giancarlo Agnoletti;

thence with said common line of said Giancarlo Agnoletti North 62°37'27" East a distance of 162.46 feet to a point on said western ROW of 3rd Avenue South;

thence with said western ROW of 3rd Avenue South, South 27°02'06" East a distance of 157.83 feet to the point of beginning.

Tract contains 25,556 square feet or 0.587 acres.

Bearings based on Tennessee State Plane Coordinate System.

For Informational Purposes, only: Map/Parcel No. 093-10-0-397.00

Being the same property conveyed to Drury Nashville, LLC, a Missouri limited liability company, by Quitclaim Deed dated March 29, 2017 and recorded April 5, 2017 as Instrument No. 20170405-0033579

True Copy Certification

I, Katlynn Lanning, 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.

Katlynn Lanning

Signature

State of Ohio

County of Hamilton

Personally appeared before me, Samantha Musser, a notary public for this county and state, Katlynn Lanning, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Samantha Musser

Notary's Signature

My Commission Expires: _____



SAMANTHA J. MUSSER
Notary Public, State of Ohio
My Commission Expires
March 19, 2020