Karen Johnson Davidson County
Batch# 409078 DEEDQC
06/02/2020 11:56:21 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200602-0056507

This Instrument Prepared By:
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219
Attn: Calogero Nocera, Esq.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Perkins Management, LLC 1000 MONROE ST NASHVILLE TN 37208	NEW OWNER	081 16 0 175.00 Parcel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO and 00/100 Dollars ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, on this 28th day of May, 2020.

Notary Public

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

For and in consideration of the sum of ZERO and 00/100 Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, **1400 ARTHUR, LLC**, a Delaware limited liability company ("Grantor"), does hereby quitclaim unto **PERKINS MANAGEMENT, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described on Exhibit A, attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon, (collectively, the "Property"). The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 29th day of May, 2020.

1400 ARTHUR, LLC, a Delaware limited liability company

By: _____
Derek Lisle, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of said County and State, personally appeared Derek Lisle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of 1400 ARTHUR, LLC, a Delaware limited liability company, the within named bargainor, and that such person as such Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by such person as such Officer.

Witness my hand and seal, at Office in the foresaid County and State, this _____ day of May, 2020.

_____
(Notary Public)

My Commission expires: _____

This document was executed and notarized in counterparts in compliance with Executive Order No 26 by Tennessee Governor Bill Lee, dated April 9, 2020.

See Attached

Witness my hand this 29th day of May, 2020.

1400 ARTHUR, LLC, a Delaware limited liability company

By:_____
Derek Lisle, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sandra Meeker, a Notary Public of said County and State, personally appeared Derek Lisle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of 1400 ARTHUR, LLC, a Delaware limited liability company, the within named bargainor, and that such person as such Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by such person as such Officer.

Witness my hand and seal, at Office in the foresaid County and State, this 15th day of May, 2020.

SANDRA MEEKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 09-27-2020

_____
(Notary Public)

My Commission expires: _____

This document was executed and notarized in counterparts in compliance with Executive Order No 26 by Tennessee Governor Bill Lee dated April 9, 2020.

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee; being part of Lots 115 and Lot 116 on the Plan of McGavock, Wetmore and Other's First Addition to Nashville, called the Town of McGavock of record in Book 21, Page 23 in the Register's Office for Davidson County, Tennessee; and being more particularly described as follows:

Beginning at a nail set at the northeast corner of the intersection of Arthur Avenue, 100 feet in width, and Monroe Street, 100 feet in width;

Thence with the easterly right-of-way line of Arthur Avenue, North 47 deg 22 min 21 sec West, 102.41 feet to an iron rod set at a corner common with the property conveyed to 1400 Arthur, LLC of record in Instrument Number 20191118-0118428;

Thence leaving the easterly right-of-way line of Arthur Avenue with the southerly line of aforesaid property conveyed to 1400 Arthur, LLC, North 42 deg 41 min 55 sec East, 153.43 feet to an iron rod set on the westerly right-of-way line of Alley Number 537, 16 feet in width;

Thence with the westerly right-of-way line of Alley Number 537, South 47 deg 13 min 31 sec East, 42.71 feet to an iron rod set at a corner common with the property conveyed to Antonio Ervin of record in Instrument Number 20191008-0103106;

Thence leaving the westerly right-of-way line of Alley Number 537 first with the northerly line of said Antonio Ervin and then with the westerly line of Ervin for the following calls: South 42 deg 41 min 55 sec West, 41.70 feet to an iron rod set, South 46 deg 56 min 16 sec East, 125.05 feet to the northerly right-of-way of Monroe Street;

Thence with the northerly right-of-way of Monroe Street, South 73 deg 14 min 30 sec West, 128.60 feet to the point of beginning; containing 16,834 square feet or 0.387 acres more or less.

Being the same property conveyed to 1400 Arthur, LLC of record in Instrument Number 20181207-0119719 - Tract III in the Register's Office for Davidson County, Tennessee.