Karen Johnson Davidson County
Batch# 416228 DEEDQC
06/16/2020 01:20:56 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200616-0062168

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**J. Evan Gower**<br>**GBT Realty Corporation**<br>**9010 Overlook Boulevard**<br>**Brentwood, TN 37027** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is ($0.00).<br>Affiant<br><br>Subscribed and sworn to before me, this 15 day of June, 2020.<br>Notary Public<br>My Commission Expires: 2/14/2022<br>AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY |

| **Address New Owner(s)** | **Send Tax Bills To:** | **Map & Parcel Nos.:** |
|---|---|---|
| Parke West Venture Partners, LLC<br>c/o GBT Realty Corporation<br>9010 Overlook Boulevard<br>Brentwood, TN 37027 | Parke West Venture Partners, LLC<br>c/o GBT Realty Corporation<br>9010 Overlook Boulevard<br>Brentwood, TN 37027 | Map-Parcel Number(s):<br>104-06-0-070-00 |

## QUITCLAIM DEED

**THIS INDENTURE**, made as of the 15th day of June, 2020, between **PARKE WEST INVESTMENT PARTNERS, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), and **PARKE WEST VENTURE PARTNERS, LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantee").

**W I T N E S S E T H:**

Grantor, for and in consideration of the sum of Ten and No/100 ($10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and forever quitclaim unto the said Grantee, its successors, successors-in-title and assigns, all right, title, interest, claim or demand which the Grantor has or may have in that certain tract or parcel of land known as 3410 West Avenue, Nashville, in Davidson County, Tennessee 37203, and being more particularly described on **Exhibit "A"** attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real property, together with all and singular the rights, members, hereditaments and appurtenances thereunto belonging, unto the said Grantee, its successors, successors-in-title, heirs and assigns, so tat neither Grantor, its successors, successors-in-title, heirs and assigns, nor any other person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights hereof.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.**
**SIGNATURE AND NOTARY APPEAR ON THE FOLLOWING PAGE]**

IN WITNESS WHEREOF, Grantor has caused this deed to be executed under seal as of the day and year first above written.

**GRANTOR:**

**PARKE WEST INVESTMENT PARTNERS, LLC**
a Tennessee limited liability company

By: _____
Name: George B. Tomlin
Its: Manager

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, George B. Tomlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Manager of PARKE WEST INVESTMENT PARTNERS, LLC, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of the company.

WITNESS my hand and seal at office this 11th day of June, 2020.

_____
Notary Public

My Commission Expires: 5-2-22

KIM HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

# EXHIBIT A

## Legal Description

TRACT 1:

Land being located in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of Bransford Realty Company's Richland Annex, as of record in Book 332, Page 153, Register's Office of Davidson County, Tennessee.

Said part of Lot 6 fronts 60 feet on the northerly side of West End Avenue and runs back between parallel lines 180 feet, more or less to alley in the rear.

TRACT 2

Land being located in Davidson County, Tennessee, being said part of Lot 7 on the Map of Bransford Realty Company's Richland Annex Subdivision, as of record in Book 332, Page 153, Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of West End Avenue at the corner of Lots 6 and 7; thence with the line between said two lots, North 50 degrees 05 minutes West, 69.3 feet to a proposed right of way and fence; thence with same, South 16 degrees 46 minutes East, 83.3 feet to the northerly margin of West End Avenue; thence with said Avenue, North 39 degrees 56 minutes East 46.2 feet to the beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 4755, PAGE 149, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LAND ALSO BEING DESCRIBED AS:

LAND LYING IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING THE LEON B STRAUSS PROPERTY, RECORDED IN BOOK 5290, PAGE 945 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4"X4" CONCRETE MONUMENT FOUND IN THE NORTHWESTERLY RIGHT OF WAY LINE OF WEST END AVENUE AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 440; THENCE LEAVING SAID WEST END AVENUE WITH SAID INTERSTATE 440 AS FOLLOWS: NORTH 16 DEGREES 37 MINUTES 07 SECONDS WEST A DISTANCE OF 82.94 FEET TO A 4"X4" CONCRETE MONUMENT FOUND; THENCE NORTH 32 DEGREES 17 MINUTES 10 SECONDS WEST A DISTANCE OF 115.32 FEET TO A 5/8" IRON PIN FOUND (ID: HARTFREELAND) LYING IN THE SOUTHEAST RIGHT OF WAY LINE OF ALLEY NUMBER 1138 (INSTRUMENT NO. 20040712-0082592);

THENCE WITH SAID ALLEY NORTH 40 DEGREES 23 MINUTES 38 SECONDS EAST A DISTANCE OF 26.32 FEET TO A PK NAIL SET, SAID NAIL BEING THE NORTHWEST CORNER OF THE HUSEYIN USTUNKAYA PROPERTY (INSTRUMENT NO. 20111101-0084990);

THENCE WITH THE SOUTHWESTERLY LINE OF SAID USTUNKAYA PROPERTY SOUTH 49 DEGREES 27 MINMUTES 57 SECONDS EAST A DISTANCE OF 179.91 FEET TO A PK NAIL SET IN SAID NORTHWESTERLY LINE OF WEST END AVE;

THENCE WITH SAID NORTHWESTERLY LINE SOUTH 40 DEGREES 32 MINUTES 03 SECONDS WEST A DISTANCE OF 105.37 FEET THE POINT OF BEGINNING.

CONTAINING AN AREA OF 10,551 SQUARE FEET OR 0.242 ACRE, ACCORDING TO A SURVEY BY CLINTON T. HEAD, RLS #2731, OF YOUNG HOBBS AND ASSOCIATES, 1202 CROSSLAND AVE, CLARKSVILLE, TN 37040, YHA PROJECT NUMBER 026-18.

Being the same property conveyed to PARKE WEST INVESTMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from GTOM 3410, LLC, dated July 31, 2019, of record in Instrument No. 20190805-0077302, said Register's Office of Davidson County, Tennessee.