QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/9/23

KIM D. BENNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No.: AGL-20-COVE-869

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

Karen Johnson Davidson County
Batch# 435526 DEEDQC
07/10/2020 02:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200710-0075663

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wharton Capital Corporation	NEW OWNER	
(NAME)	(NAME)	**07007020400**
340 Madison Ave, 19th Floor		
(ADDRESS)	(ADDRESS)	
New York, NY 10173		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/We, **Wharton Capital Corporation, a New York corporation**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **Wharton Capital Corporation, a New York corporation**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a portion of tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Commencing at an existing iron rod at the intersection of the easterly right-of-way line of Old Buena Vista Road, 50 feet in width and the northerly right-of-way line of Day Street, 40 feet in width;

Thence with the easterly right-of-way line of Old Buena Vista Road, North 29 deg 41 min 30 sec West, 105.27 feet to a corner common with the property conveyed to Curtis L. Hayes, Jr. of record in Book 7876, Page 159;

Thence leaving the easterly right-of-way line of Old Buena Vista Road with the southerly line of Curtis L. Hayes, Jr., North 81 deg 21 min 53 sec East, 138.08 feet to the true point of beginning for this tract;

Thence with the easterly line of said Curtis L. Hayes, Jr., North 2 deg 05 min 43 sec West, 205.00 feet to a corner common with Curtis Hayes, Jr. of record in Book 10860, Page 142;

Thence first with the easterly line of Curtis Hayes, Jr., then with the easterly line of the following: George Ernest Thomas of record in Book 6716, Page 876, Beverly D. Qualls of record in Instrument Number 20081110-0111557, North 37 deg 53 min 15 sec West, 435.11 feet to a corner common with Lot 39 on Revision One, Phase Two Nocturne Forest and Phase Three Nocturne Forest of record in Instrument Number 20030122-0008632;

Thence with the easterly line of said Lot 39, North 41 deg 08 min 42 sec West, 88.38 feet to a corner common with Lot 38, Phase Two, Nocturne Forest of record in Instrument Number 20000602-0055004;

Thence with the southerly line of said Phase Two Nocturne Forest and then with the southerly line of Phase One Nocturne Forest of record in Book 7900, Page 21, South 76 deg 22 min 31 sec East, 1067.74 feet;

Thence through the property conveyed to TTF Investments, LLC of record in Instrument Number 20170125-0008148, Tract 2, South 22 deg 42 min 35 sec East, 95.98 feet to the northerly line of a Proposed 65' Right-of-Way;

Thence continuing through the property conveyed to TTF Investments, LLC, along the northerly line of a Proposed 65' Right-of-Way, South 67 deg 17 min 25 sec West, 671.68 feet to the northerly line of the property conveyed to REI615, LLC, of record in Instrument Number 20181221-0124364;

Thence with the northerly line of REI615, LLC, South 82 deg 48 min 08 sec West, 123.25 feet to the point of beginning; containing 293,254 square feet or 6.732 acres more or less;

Being a portion of the same property conveyed to Wharton Capital Corporation, a New York corporation by Warranty Deed from TTF Investments, LLC, a Tennessee limited liability company, dated 05/21/2020 and recorded May 26, 2020, in Instrument No. 20200526-0054152, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 0 W Trinity Lane, NASHVILLE, TN 37207
(House Number) (Street) (City or Town) (State) (Postal Zip)

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.

Wharton Capital Corporation, a New York corporation

By: Adam G. LaFevor
Its: Authorized Agent

STATE OF Tennessee)
COUNTY OF Davidson)

Before me personally appeared Adam G. LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the Authorized Agent of Wharton Capital Corporation, the within name bargainor, a New York corporation, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of July, 2020.

Notary Public
My Commission Expires: 5/9/23

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

