This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White, P C
315 Deaderick St., Suite 1700
Nashville, Tennessee 37238

Karen Johnson Davidson County
Batch# 456686 **DEEDQC**
08/13/2020 03:14:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200813-0090991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ -0- . This 13th day of August, 2020.

AFFIANT

NOTARY PUBLIC

CANDACE CROOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel Nos.
Buchanan Partners, LLC 615 3rd Avenue South, Suite 500 Nashville, TN 37210	SAME	08111041100 & 08111041200

For the purpose of consolidating Map/Parcel Numbers 08111041100 and 08111041200 into a single Map and Parcel Number (to be assigned), Buchanan Partners, LLC, a Tennessee limited liability company (the "Grantor") does hereby quitclaim, transfer and convey all its right, title and interest in and to the real property described in Exhibit A attached hereto to Buchanan Partners, LLC, a Tennessee limited liability company.

This conveyance is intended to change the description of the real property previously conveyed to the Grantor in three (3) adjoining subdivision lots and two (2) Map/Parcel Numbers described in the above paragraph by Warranty Deed of record as Instrument No. 20190220-0015313 and Special Warranty Deed of record as Instrument No. 20200813-0090367 of the Register's Office for Davidson County Tennessee to the metes and bounds description set forth on Exhibit A in order to consolidate the three (3) lots and two (2) Map/Parcel Numbers into one tract of land with one Map and Parcel Number.

IN WITNESS WHEREOF, this Quitclaim Deed has been executed this 13th day of August, 2020.

[Signature of Grantor is on the following page.]

BUCHANAN PARTNERS, LLC, a Tennessee limited liability company

By: Red Flag Manager, LLC, Managing Member

By: _____
Robert C.H. Mathews, III, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert C.H. Mathews, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized to execute this instrument as Managing Member of Red Flag Manager, LLC, Managing Member of Buchanan Partners, LLC the within named bargainor, and that he as Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member.

WITNESS my hand and official seal at office on this the 13th day of August, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 3-7-2023



EXHIBIT A

1204 & 1206 BUCHANAN STREET
MAP 81-11, PARCELS 411 & 412

BEING A CERTAIN TRACT OF LAND LYING IN THE TWENTY-FIRST COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT IS SHOWN AS PARCELS 411 & 412 ON THE DAVIDSON COUNTY PROPERTY MAP NUMBER 81-11. SAID PARCELS ARE SHOWN AS LOTS 4, 5 AND A PART OF 6 ON THE PLAT ENTITLED, MAP OF W.S. SETTLES SUBDIVISION OF LOT NO. 7 OF THE WOODARD PLAN, OF RECORD IN PLAT BOOK 57, PAGE 132, R.O.D.C.T., (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE). SAID TRACT IS LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF 14TH AVENUE NORTH AND BUCHANAN STREET, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A P.K. NAIL (NEW), WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES, AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF 14TH AVENUE NORTH AND THE NORTHERLY RIGHT-OF-WAY LINE OF BUCHANAN STREET AND BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID BUCHANAN STREET WITH SAID 14TH AVENUE N., NORTH 18 DEGREES 35 MINUTES 09 SECONDS WEST, 136.99 FEET TO AN IRON ROD (OLD), WITH A CAP STAMPED, RLS 1756, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF AN UN-NAMED ALLEY;

THENCE, LEAVING SAID 14TH AVENUE NORTH WITH SAID ALLEY, NORTH 72 DEGREES 54 MINUTES 29 SECONDS EAST, 139.75 FEET TO A P.K. NAIL (NEW), WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES, IN THE WESTERLY RIGHT-OF-WAY LINE OF ALLEY 540;

THENCE, WITH SAID ALLEY, SOUTH 18 DEGREES 21 MINUTES 56 SECONDS EAST, 168.80 FEET TO A P.K. NAIL (NEW), WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES, IN THE NORTHERLY RIGHT-OF-WAY LINE OF BUCHANAN STREET;

THENCE, LEAVING SAID ALLEY WITH SAID BUCHANAN STREET, SOUTH 85 DEGREES 31 MINUTES 14 SECONDS WEST, 40.00 FEET TO A P.K. NAIL (OLD), WITH NO SHINER;

THENCE, CONTINUING WITH SAID BUCHANAN STREET, SOUTH 85 DEGREES 47 MINUTES 41 SECONDS WEST, 103.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 21,326 SQUARE FEET OR 0.49 ACRES, MORE OR LESS.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BUCHANAN PARTNERS, LLC BY DEED RECORDED AS INSTRUMENT NO. 20191113-0116989 SAID REGISTER'S OFFICE AND BEING THE SAME PROPERTY CONVEYED TO BUCHANAN PARTNERS, LLC BY DEED RECORDED AS INSTRUMENT NO. 20200813-0090367, SAID REGISTER'S OFFICE.