Karen Johnson Davidson County
Batch# 465773 DEEDQC
08/28/2020 09:34:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200828-0097730

QUITCLAIM DEED

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ NONE.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th Day of August, 2020.

Notary Public

My Commission Expires: 11/8/21 (AFFIX SEAL)

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8 2021

THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss, Attorney at Law,
Ortale Kelley law Firm
330 Commerce Street, Suite 110
Nashville, Tennessee 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBER
Pearl Street Apartments, LLC, a Tennessee limited liability company c/o Clearbrook Holdings Corp.	"NEW OWNER" SAME	**Map 092-08--0 Parcel Nos. 152.00, 148.00 and 149.00**
(NAME) **P.O. Box 331309**	(NAME)	
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum ofone dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pearl Street Family Partners. G.P.,** a Tennessee general partnership, hereinafter called the **"Grantor"**, by these presents do hereby quitclaim and convey unto, **Pearl Street Apartments, LLC,** a Tennessee limited liability company, hereinafter called the **"Grantee"**, its successors and/or assigns, land in Nashville, Davidson County, State of Tennessee, and more fully described on Exhibit "A" attached hereto and made a part hereof.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines and easements and rights for public utilities applicable to this property, matters disclosed on the on the final ALTA/NSPS Land Title Survey, by Brad Tyson Thomas, Tennessee Registered Land Surveyor No. 2431, with a final date of August 12, 2020 and taxes for the current year which have been prorated between the parties and shall be the responsibility of the Grantee herein.

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.

Being unimproved property located at 1700 Pearl Street; 506 Fisk Street; and, 508 Pearl Street, Nashville, Tennessee 37203.

[Signature appears on the following page]

IN WITNESS WHEREOF, the undersigned has executed this instrument, this 27th Day of August, 2020.

Pearl Street Family Partners. G.P., a Tennessee general partnership

By: _____
Michael D. Shmerling, Managing General Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael D. Shmerling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the Managing General Partner of Pearl Street Family Partners. G.P., a Tennessee general partnership, the within named bargainor, and that he as such Managing General Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the said general partnership, by himself, as Managing General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 27th Day ofAugust, 2020.

My Commission Expires: 11/8/21

_____
Notary Public

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

EXHIBIT "A"

Being a tract or parcel of land in the Nineteenth Council-manic District, Urban Services District in Metropolitan Nashville-Davidson County, Tennessee, and being more particularly described according to the ATA/NSPS Land Title Survey by Brad Tyson Thomas, Tennessee Registered Land Surveyor No. 2431, with a final date of August 14, 2020, as follows:

BEGINNING at a PK (New) at the face of a stone wall at the northwest quadrant of the intersection of 17th Avenue North (Formerly Addison Street 53' Right-of-Way), and Pearl Street (Formerly Gay Street Right-of-Way Varies);

THENCE, with said Pearl Street and running more or less with said face of rock wall S 62°14' 14"W, 236.00 feet to a chiseled "x"on said stone wall in the easterly right-of-way of Fisk Street (Formerly Hudson Street 49.5' Right-of-Way);

THENCE, continuing along said wall and Fisk Street N 28°34' 44"W, 225.00 feet to a PK (New) near the face of a stone wall at the southeast quadrant of the intersection of Fisk Street (Formerly Hudson Street 49.5' Right-of-Way), and Alley No. 618 (Right-of-Way Varies);

THENCE, with said Alley 618, N 62°14' 14"E, 135.00 feet to a PK Nail (New) in the center of Abandoned Alley No. 620, said abandonment being of record in Ordinance No. O97-775 within which easements were retained, and a north west corner of Grace M. Eaton Day Home, Inc. property of record in the following: Deed Book 1116, Page 159, R.O.D.C., Deed Book 2693, Page 257, R.O.D.C., Deed Book 4577, Page 503, R.O.D.C., Deed Book 4790, Page 579, R.O.D.C., and Deed Book 4790, Page 583, R.O.D.C. ;

THENCE, N 62°14' 14"E, 5.00 feet to a PK Nail (New) in the southerly line of Abandoned Alley No. 618, said abandonment being of record in Ordinance No. O97-775 within which easements were retained;

THENCE, with the terminus of said of Alley No. 618 the following calls:

N 28°34' 44"W, 18.83 feet to a PK Nail (New),
S 62°00' 24"W, 12.00 feet to a PK Nail (New) in the easterly right-of-way of Alley No. 620 (9.5' Right-of-Way);

THENCE, with said Alley No. 620, N 28°34' 44"W, 40.00 feet to the southerly line of the J. Henry Sherrell property of record in Deed Book 6142, Page 986, R.O.D.C.;

THENCE, with said J. Henry Sherrell property N 62°00' 24"E, 108.00 feet to the westerly right-of-way of 17th Avenue North (Formerly Addison Avenue 53' Right-of-Way);

THENCE, with said 17th Avenue North, S 28°34' 39"E, 284.22 feet to the POINT OF BEGINNING;

TOGETHER with any interest relating to Alley No. 618 closed by Metro Council Bill 72-409 and to Alley
No. 620 closed by Metro Council Bill 097-775.

Being the same property conveyed to Pearl Street Family Partner, G.P., a Tennessee general partnership, by and more fully described in the Special Warranty Deed from Grace M. Eaton Child Care & Early Learning Center, a Tennessee non-profit corporation, of record in Instrument No. 20170607-0057062; the Quitclaim Deed from Grace M. Eaton Child Care & Early Learning Center, a Tennessee non-profit corporation, of record in Instrument No. 20170607-0057063; and, the Quitclaim Deed from Michael D. Shmerling Partners, G.P., a Tennessee general partnership, of record in Instrument No. 20170607-0057064, Register's Office for Davidson County, Tennessee.