Karen Johnson Davidson County
Batch# 469858 DEEDQC
09/03/2020 02:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200903-0100904

# QUITCLAIM DEED

TO: Curb 48 Music Square East LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: Mike Curb, Trustee

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Curb 48 Music Square East LLC<br>48 Music Square East<br>Nashville, TN 37203 | Same | 93-13-153 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.

C. Mark Carver
Affiant

Sworn to and subscribed before me, this 2nd day of September, 2020.

Kitty Martin
Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mike Curb, Trustee of the Mike Curb Trust dated October 20, 2004, as amended** (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto **Curb 48 Music Square East LLC**, a Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any and all improvements thereon.

This is improved property known as 48 Music Square East, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 2 day of September, 2020.

**GRANTOR:**

Mike Curb

Mike Curb, Trustee of the Mike Curb Trust
dated October 20, 2004, as amended

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mike Curb, Trustee of the Mike Curb Trust dated October 20, 2004, as amended, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 2nd day of September, 2020.

Kitty Martin

Notary Public

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

My Commission Expires: 10-2-2023

## EXHIBIT A

## PROPERTY DESCRIPTION

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the northeast quadrant of the intersection of Music Square East and South Street and being more particularly described as follows:

Beginning at the intersection of the easterly margin of Music Square East with the northerly margin of South Street;

Thence, with the easterly margin of Music Square East, N 08° 46' 03" E, 128.32 feet;

Thence, leaving said margin with the southerly line of Hermitage Broadcasting Corporation of record in Deed Book 5520, page 654, R.O.D.C., S 81° 11' 42" E, 167.11 feet to the westerly margin of Music Alley;

Thence, with said Alley, S 09° 22' 22" W, 125.63 feet to the northerly margin of South Street;

Thence, with said South Street, N 82° 07' 46" W, 165.81 feet to the point of beginning;

Containing 21,133 square feet or 0.49 acres, more or less.

Being the same property conveyed to Mike Curb, Trustee, and his successors in trust, of the Mike Curb Trust dated October 20, 2004 as amended, by Quitclaim Deed from Mike Curb, in which Linda Curb, wife of Mike Curb, joined in the conveyance solely for the purpose of conveying all of her right, title and interest in and to the described property pursuant to her marital rights, of record at Instrument No. 20091218-0115485, Register's Office, Davidson County, Tennessee..

This is improved property known as 48 Music Square East, Nashville, Tennessee 37203.

## CERTIFICATE OF AUTHENTICITY

I, C. Mark Carver, 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.

C. Mark Carver

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared C. Mark Carver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 3rd day of September, 2020.

Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

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