Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 486979 DEEDQC
10/01/2020 08:39:09 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20201001-0113116

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Thomas Throneburg
Affiant

Subscribed and sworn to before me this 30th day of September, 2020.

L. HERBERT ANGLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My commission expires: 04/17/2023

THIS INSTRUMENT WAS PREPARED BY:

ORTALEKELLEY LAW FIRM

Peter Weiss, Attorney
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32543.PFD

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| **Howerton Associates, LLC**<br>204 MiTech Drive<br>Murfreesboro, TN 37130 | NEW OWNER | 082-15-0-021.00<br>082-15-0-023.00<br>082-15-0-008.00<br>082-15-0-010.00<br>082-15-0-009.00 |

**FOR A CONSIDERATION,** the receipt and sufficiency of which is hereby acknowledged, **Howerton Property Partners, G.P., a Tennessee general partnership, ("Grantor")**, by these presents, quitclaims, grants and conveys unto **Howerton Associates, LLC, a Tennessee limited liability company, ("Grantee")**, its successors and/or representatives, all its right, title and interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 64 and part of Lots 16, 17, 63, 65 and part of Alley #254, on the Plan of John Shelby's First Addition to Edgefield, as of record in Plat Book 12, Page 524 & 525, at the Register's Office for Davidson County, Tennessee, and being more particularly described according to a ALTA/NSPS Land Title Survey, by Michael H. Charette, Tennessee Registered Land Surveyor No. 2048, dated May 26, 2020; Added Areas May 27, 2020; Revised June 24, 2020; Revised July 9, 2020; and, further Revised September 16, 2020, as follows;

Beginning at a pk nail at the intersection of the easterly right-of-way line of North 2nd Street and the southerly right-of-way line of Howerton Street;

Thence leaving the easterly right-of-way line of North 2nd Street, with the southerly right-of-way line of Howerton Street, with a curve to the right, along an arc length of 21.15 feet, the central angle of which is 89 deg 49 min 18 sec, the radius of which is 13.49 feet, the chord of which is North 20 deg 18 min 03 sec East, 19.05 feet to an iron rod set;

Thence North 65 deg 12 min 42 sec East, 96.55 feet to a pk nail set at a corner common with the property of Parkway Associates, LLC, as of record in Deed Book 10485, Page 538, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Howerton Street, with the westerly property line of Parkway Associates, LLC, South 24 deg 37 min 50 sec East, 218.00 feet to a pk nail set;

Thence South 65 deg 14 min 10 sec West, 10.09 feet to a pk nail set;

Thence South 24 deg 41 min 50 sec East, 63.00 feet to an iron rod set, at a corner common with the property of TLC Properties, Inc., as of record in Deed Book 6228, Page 463, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of TLC Properties, Inc., South 65 deg 14 min 10 sec West, 20.00 feet to a pk nail set;

Thence South 24 deg 41 min 50 sec East, 84.72 feet to an iron rod set in the northerly right-of-way line of Main Street;

Thence with the northerly right-of-way line of Main Street, South 69 deg 45 min 26 sec West, 57.28 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 37.36 feet, the central angle of which is 85 deg 37 min 58 sec, the radius of which is 25.00 feet, the chord of which is North 67 deg 25 min 35 sec West, 33.98 feet to an iron rod set at the intersection with the easterly right-of-way line of North 2nd Street;

Thence leaving the northerly right-of-way line of Main Street, with the easterly right-of-way line of North 2nd Street, North 24 deg 36 min 36 sec West, 322.72 feet to the POINT OF BEGINNING.

Being the same property conveyed to Howerton Property Partners, GP, as of record in Instrument Number: 20110901-0067887 and Instrument Number: 20130816-0086423, at the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee, and taxes or special assessments which are not shown as existing liens by the public records.
2. Matters shown on the Plan of record in Book 12, Pages 524 and 525, Register's Office for Davidson County, Tennessee.
3. Grant of Gas Service Line or Fuel Line Easement of record in Book 5511, Page 298, Register's Office for Davidson County, Tennessee.
4. A street closing and any easement(s) retained in Ordinance No. 2003-1411, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.
5. A fire hydrant located at the southwesterly corner of the subject Property.
6. A 0.2-foot apparent encroachment onto the adjacent property at the northwesterly portion of the subject Property.
7. An overhang easement along the of southwesterly line Lot 65.
8. A fire hydrant located at the southeasterly corner of the subject Property.
9. A sign post located at the southeasterly corner of the subject Property.
10. An overhang easement along the of northeasterly line of the subject Property.
11. An overhang easement running in a southeasterly to northeasterly direction across a portion of the subject Property.
12. A 10-inch sewer line running in a southeasterly to northeasterly direction across a portion of the subject Property.
13. A gas line running in a southeasterly to northeasterly direction across a portion of the subject Property.
14. An easement line running in a southeasterly to northeasterly direction across a portion of the subject Property.
15. Fence encroachment on adjoining property along northeasterly portion of the subject Property.

16. Subject property shall not be used by Grantee, Grantee's successors or representatives, or leased to any tenant whose primary business is the processing and/or distribution of meats and/or seafood for a period of ten (10) years from even date herewith.
17. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as property located at 200 & 202 Howerton Street, and 102 & 104 North 2nd Street, Nashville, Davidson County, TN 37213.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURES COMMENCE ON PAGE 3]

**IN WITNESS WHEREOF,** the Grantor has hereunto caused its name to be signed hereto by its duly authorized officer on this the 30th. day of September, 2020.

**Howerton Property Partners, G.P., a Tennessee general partnership**

**BY:** _____
**Michael D. Shmerling**
**ITS: Managing General Partner**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public of 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 oath, acknowledged himself to be the Managing General Partner of Howerton Property Partners, G.P., a Tennessee general partnership, the within named bargainor, a general partnership, and that he as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself in his capacity as said Managing General Partner.

Witness my hand and official seal on September 30th., 2020.

_____
NOTARY PUBLIC

My Commission Expires: 3/2/2022

