Karen Johnson Davidson County
Batch# 506418 DEEDQC
11/02/2020 08:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201102-0127501

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
1229 Martin Street Nashville, Tennessee 37203	Map/Parcel No. 10507010000	Same Address as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (MBM) 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 1229 MARTIN STREET, LLC, a Delaware limited liability company (the "Grantor"), by these presents hereby sells, assigns and quitclaims to GOOD DYING BUILDING TRUST (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 1229 Martin Street, Nashville, Tennessee 37208.

The Property is conveyed subject to the real estate taxes for the year 2020 and subsequent years and all limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURES ON FOLLOWING PAGE]

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Affiant

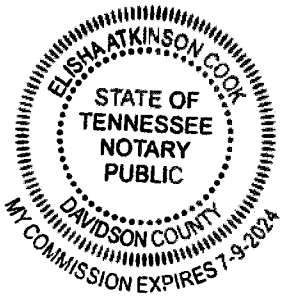
Subscribed and sworn to before me this 26th day of October, 2020.

Notary Public
My Commission Expires: 6/21/2021

JODEAN M. KING
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

4848-7312-2975.1

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 26TH day of October, 2020.



GRANTOR:

1229 MARTIN STREET, LLC

By: _____
Name: SAVANNAH YARBOROUGH
Title: OWNER/Representative

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Savannah Jocelyn Yarborough, of the state and county aforesaid, personally appeared before me, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged her/himself to be the Representative of 1229 Martin Street, LLC, the within named bargainor, a Delaware limited liability company, and that s/he as such representative executed the foregoing instrument for the purpose therein contained, by signing the name of the company by her/himself as representative.

WITNESS my hand and seal, at office in Davidson County, Tennessee, this 26TH day of October, 2020.

_____
Notary Public
My Commission Expires: 07/09/2024

Exhibit "A"

A CERTAIN PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND BEING DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A FOUND 5/8" DIAMETER IRON REBAR WITH TTL CAP THE POINT OF INTERSECTION FOR THE SOUTHERN RIGHT OF WAY OF ALLEY NUMBER 187 (15' WIDTH) AND THE WESTERN RIGHT OF WAY LINE OF MARTIN STREET THENCE WITH SAID RIGHT-OF -WAY SOUTH 07 DEGREES 53 MINUTES 22 SECONDS WEST FOR 50.00 FEET TO A FOUND 5/8" DIAMETER IRON REBAR WITH TTL CAP CORNER WITH 2-WOOD DRIVER, LLC RECORDED IN DEED INSTRUMENT 20180723-0071421 IN THE DAVIDSON COUNTY REGISTER OF DEEDS;

THENCE WITH SAID LINE NORTH 82 DEGREES 06 MINUTES 39 SECONDS WEST FOR 125.00 TO A FOUND 5/8" DIAMETER IRON REBAR WITH TTL CAP IN THE EASTERN RIGHT OF WAY OF ALLEY NUMBER 186 (15' WIDTH)

THENCE NORTH 07 DEGREES 53 MINUTES 22 SECONDS EAST FOR 50.00 FEET TO A FOUND 5/8" DIAMETER IRON REBAR WITH TTL CAP IN THE SOUTHERN RIGHT OF WAY OF ALLEY NUMBER 187;

THENCE WITH SAID LINE SOUTH 82 DEGREES 06 MINUTES 39 SECONDS EAST FOR 125.00 FEET TO THE POINT OF BEGINNING

PARCEL CONTAINING 0.14 ACRES MORE OR LESS (6250 SQUARE FEET +-).

DESCRIBED ACCORDING TO ALTA/NSPS SURVEY PREPARED BY KENNETH D. CHURCH, RLS TN 1004, SURVEY MANAGER TTL, USA, 5010 LINBAR DRIVE, SUEK # 153, NASHVILLE, TENNESSEE 37211, DATED JULY 18, 2019, LAST REVISED OCTOBER 21, 2020, AS FOLLOWS:

BEING THE SAME PROPERTY CONVEYED TO 1229 MARTIN STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEEDS FROM ROBERT ORRALL AND WIFE, CHRISTINE ORRALL, OF RECORD IN INSTRUMENT NO. 201908200083516 AND INSTRUMENT NO. 201908200083517, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

AND FURTHER CONVEYED TO JASON CHILDRESS, TRUSTEE FOR THE GOOD DYING BUILDING TRUST BY DEED OF RECORD IN INSTRUMENT NO. _202011020127500_____, SAID REGISTER'S OFFICE.

True Copy Certification

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 06/21/2021

Notary Seal: