Karen Johnson Davidson County
Batch# 514142 DEEDQC
11/10/2020 03:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201110-0132778

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Broadway Realty Strategic Investors, LLC 1614 Stop Thirty Road, Hendersonville, Tennessee 37075	Same	93-6-4-45

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, EDWARD L. SMITH and KAREN D. SMITH ("Grantors") hereby quitclaim and convey to BROADWAY REALTY STRATEGIC INVESTORS, LLC, a Tennessee limited liability company, its successors and assigns, all his interest in the property in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as 209 and 211 Broadway, Nashville, Tennessee.

IN WITNESS WHEREOF, Grantor executed this instrument on this 4th day of Nov, 2020. This deed shall be effective as of November 6, 2020.

Edward L. Smith
EDWARD L. SMITH

Karen D. Smith
KAREN D. SMITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Edward L. Smith and Karen D. Smith, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 4th day of November, 2020.

Jennifer Roberts
Notary Public

My Commission Expires: November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

STATE OF TENNESSEE _____

COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2020.

Jennifer Roberts
Notary Public

My Commission Expires: November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

EXHIBIT A

Land in Davidson County, Tennessee, described as follows: Being Lot No. 4 on the Plan of the partition of the Isaac Allen Property, being part of Lot No. 1 of the First Plan of Davidson Academy Lots, a plan of which partition is of record in Book 38, page 717, Register's Office for said County, and part of Lot No. 1 on the Plan of First Plan of Davidson Academy Lots, not of record, described together according to a survey make by Z.J. Wilkinson, Surveyor, April 17, 1945, as follows:

Beginning on the southerly margin of Broadway, formerly Broad Street, at a point 82 feet 6 inches east of the easterly margin of Third Avenue South, formerly College Street, being the corner of Lot Nos. 3 and 4 in the center of a party wall; thence with the center of said party wall, southwardly 120 feet to the northerly line of Lot No. 5; thence with said line, eastwardly 26 feet 2 inches; thence southwardly 27 feet; thence eastwardly 20 feet 6 inches; thence northwardly to the center of a party wall, continuing northwardly and with the center of said party wall, in all 147 feet to the southerly margin of Broadway; thence with same, westwardly 47 feet 2 inches to the beginning.

Being the property conveyed by deed of record as Instrument #20140228-0017537, Register's Office for Davidson County, Tennessee.

27947381.1

True Copy Certification

I, Aubrey Burns, 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.

Aubrey Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, Aubrey Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: 1-3-23
Notary Seal (if on paper)

