Karen Johnson Davidson County
Batch# 514142 DEEDQC
11/10/2020 03:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201110-0132779

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	93-6-4-19

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 321 Broadway, Nashville, Tennessee.

IN WITNESS WHEREOF, Grantor executed this instrument on this 04 day of Nov., 2020. This deed shall be effective as of November 6, 2020.

EDWARD L. 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 LOCATED IN THE 19TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE SOUTHERLY MARGIN OF BROADWAY, 89 FEET EAST OF 4TH AVENUE SOUTH SAID LAND BEING A PART OF LOT NO. 21 IN THE PLAN OF DAVIDSON ACADEMY LOTS (NOT OF RECORD) DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF BROADWAY (104 FOOT WIDE PUBLIC RIGHT-OF-WAY), SAID POINT LYING ON A COMMON WALL AT THE NORTHEAST CORNER OF THE LUFAY ANDERSON SWEET II PROPERTY LOCATED AT 323 BROADWAY (BOOK 8977, PAGE 826 IN THE REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE) AND BEING LOCATED N 62°13'30" E 89.0 FEET FROM A SURVEY NAIL (OLD) AT THE SOUTHEAST RIGHT-OF-WAY INTERSECTION OF SAID BROADWAY AND 4TH AVENUE SOUTH (72 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE WITH SAID SOUTHERLY MARGIN OF BROADWAY N 62°13'30" E 20.75 FEET TO A POINT IN A COMMON WALL AT THE NORTHWEST CORNER OF THE TROUBADOUR ENTERTAINMENT, LLC ET AL PROPERTY (INSTRUMENT# 20160812-0084388 SAID REGISTER'S OFFICE) AS SHOWN ON THE RE-SUBDIVISION OF PART OF LOT 21, FIRST ACADEMY PLAN (INSTRUMENT# 20150211-0012701 SAID REGISTER'S OFFICE); THENCE LEAVING SAID BROADWAY WITH SAID TROUBADOUR PROPERTY COMMON WALL S 27°27'19" E 114.95 FEET TO A POINT IN SAID TROUBADOUR EXISTING BUILDING LINE IN THE NORTHERLY LINE OF THE HTDG, LLC PROPERTY (INSTRUMENT# 20110328-0023630 SAID REGISTER'S OFFICE) AS SHOWN ON SAID RE-SUBDIVISION OF PART OF LOT 21; THENCE WITH SAID HTDG, LLC PROPERTY S 62°16'07" W 20.75 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID SWEET; THENCE WITH SAID SWEET AND SAID COMMON WALL N 27°27'19" W 114.94 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 2385.04 SQ. FT. OR 0.05 ACRES MORE OR LESS AS DESCRIBED BY AN ALTA / NSPS LAND TITLE SURVEY DATED 4-26-2019 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. CERTIFIED BY JOHN HOOD TN. R.L.S.#1838.

Being the property conveyed by deed of record as Instrument #20190509-0043807, Register's Office for Davidson County, Tennessee.

27947329.1

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)

