Karen Johnson Davidson County
Batch# 528099 DEEDQC
12/09/2020 11:28:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201209-0143624

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger, Esq.** **Maynard, Cooper & Gale, P.C.** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn before me this 1st day of December, 2020. Notary Public My Commission Expires: 11-8-21

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners:	Send Tax Bills To:	Map and Parcel:
914 Gallatin Partners, LLC 511 Park Hill Drive Nashville, TN 37205	New Owners	083-010-253.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **M&S Associates**, a Tennessee general partnership, as to a fifty-one and 00/100 percent (51%) undivided interest and **KL 914 Partners**, a Tennessee general partnership, as to a forty-nine and 00/100 percent (49%) undivided interest (collectively, "**Grantor**"), do hereby quitclaim, transfer and convey unto **914 Gallatin Partners, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's collective right title and interest in and to that certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved real property located at **914 Gallatin Avenue, Nashville, Davidson County, Tennessee.**

* * *

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 14th day of December 2020.

GRANTOR:

M&S Associates,
a Tennessee general partnership

By: Christopher C. Dawson
Christopher Dawson

Its: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **CHRISTOPHER DAWSON** whose name as **AUTHORIZED REPRESENTATIVE** of M&S Associates, a Tennessee general partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Authorized Representative and with full authority, executed the same voluntarily for and as the act of said company.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 2020.

Notary Public

My Commission Expires: 11-8-21



IN WITNESS WHEREOF, Grantor has executed this instrument as of the 18 day of December 2020.

GRANTOR:

KL 914 Partners,
a Tennessee general partnership

By: _____
Patrick Lewis

Its: Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **PATRICK LEWIS** whose name as **MANAGING GENERAL PARTNER** of KL 914 Partners, a Tennessee general partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Authorized Representative and with full authority, executed the same voluntarily for and as the act of said company.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of December, 2020.

_____
Notary Public

My Commission Expires: 11-8-21

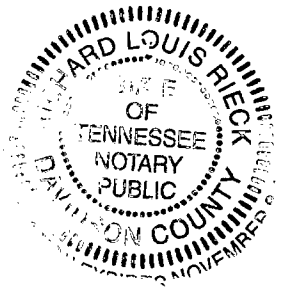


EXHIBIT A

Legal Description

914 Gallatin Avenue

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Tract 1:

Lot No. 2 of the subdivision of the Petway Lands as shown on the plan of record in plan book 2, page 42, Chancery Court of Davidson County, Tennessee, more particularly described as follows:
Beginning at a point on the west line of Gallatin Road, 50 feet north of the intersection of said west line with the north line of Petway Avenue, said point of beginning being the northeast corner of Lot No. 1 of said subdivision; thence northwardly along the wet line of Gallatin Road, 50 feet to a point; thence west parallel with said north line of Petway Avenue a distance of 184 feet, more or less, to the east line of a 20 foot alley; thence south along said east line a distance of 50 feet more or less to the northwest corner of lot No. 1; thence east along the north line of said Lot No. 1 a distance of 272 feet, more or less, to the point of beginning.

Tract 2:

Lot No. 1 of Petway's Subdivision, of Lot No. 7 of the Hobson Land, a plan of which is of record in Plan Book 2, Page 42, Chancery Court of Davidson County, Tennessee, more particularly described as follows: Beginning at a point where the north line of Petway Avenue intersects with the west line of Gallatin Road; thence northwardly along the said west line 50 feet to the southeast corner of Lot No. 2 of said subdivision; thence west along with the line between Lot Nos. 1 and 2, a distance of 172 feet, 10 ½ inches, more or less, to the east line of an alley; thence south along east line a distance of 46 feet, more or less, to the north line of Petway Avenue; thence east along said north line a distance of 162.5 feet to the point of beginning.

Being the same property conveyed to M&S Associates, a Tennessee general partnership by Deed from Larry Kephart and Patricia Diane Kephart, husband and wife, of record in Instrument No. 20150106-0001179 in the Register's Office of Davidson County, Tennessee.

Being the same property whereby M&S Associates, a Tennessee general partnership conveyed a forty-nine and 00/100 percent (49%) undivided interest to KL 914 Partners, a Tennessee general partnership by Deed of record in Instrument No. _____202012090143623_____, in the Register's Office of Davidson County, Tennessee.

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: