Karen Johnson Davidson County
Batch# 537434 DEEDQC
12/18/2020 08:13:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201218-0149886

QUITCLAIM DEED

FROM: **Sanders Media Holdings, LLC, Grantor**

TO: **Sanders Realty Holdings, LLC, Grantee**

This Instrument Prepared By:
Wood Stabell Law Group, PLLC
4535 Harding Pike Ste. 100
Nashville, TN 37205

Address New Owner:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:	Map-Parcel Number:
Sanders Realty Holdings, LLC 1701 West End Ave., Suite 400 Nashville, TN 37203	Same as New Owner	092-12-0-490.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Ten and No/100 Dollars ($10.00).

Nancy T. Sanders
Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of December, 2020.

NANCY W. STABELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

Notary Public

My Commission Expires: _____

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **SANDERS MEDIA HOLDINGS, LLC,** a Tennessee limited liability company and **formerly known as Trabue Triangle LLC**, ("Grantor"), has bargained and sold, and by these presents does transfer, quitclaim and convey unto **SANDERS REALTY HOLDINGS, LLC**, a Tennessee limited liability company, its successors and assigns, all of its rights, title and interest in certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto (the "Property").

The Property is conveyed subject to such exceptions, limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURE PAGE FOLLOWS]

Witness my hand this 17 day of December, 2020.

SANDERS MEDIA HOLDINGS, LLC

By: Dancy T. Sanders

Dancy T. Sanders, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Nancy W. Stabell, a Notary Public of said County and State, personally appeared Dancy T. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the sole Member of **SANDERS MEDIA HOLDINGS, LLC,** the within named bargainer, a Tennessee limited liability company, and that she as such Sole Member executed the foregoing instrument for the purposes therein contained by signing her name of the Company by herself as Sole Member.

Witness my hand and seal, at Office in Nashville, Davidson County, Tennessee, this 17th day of December, 2020.

NANCY W. STABELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

Nancy W. Stabell

Notary Public

MY COMMISSION EXPIRES: 7-9-2022

Exhibit A

PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOT NOS. 234, 235 AND 236 ON McNAIRY'S PLAN OF WEST NASHVILLE LOTS, AS OF RECORD IN PLAN BOOK 1, PAGE 15, AND IN MINUTE BOOK "O", PAGES 135 AND 136, CHANCERY COURT AT NASHVILLE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JAMES TERRY & ASSOCIATES, DATED AUGUST 7, 2015, JOB NUMBER 2015-301 AND PROCEEDING AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF WEST END AVENUE, A 90-FOOT PUBLIC RIGHT-OF-WAY, AND BROADWAY (FORMERLY BROAD STREET), A 60-FOOT PUBLIC RIGHT-OF-WAY; THENCE,

1. WITH THE NORTHEASTERLY MARGIN OF BROADWAY, SOUTH 42 DEGREES 16 MINUTES 58 SECONDS WEST, 306.37 FEET TO A P.K. NAIL IN THE EASTERLY MARGIN OF 17TH AVENUE SOUTH (FORMERLY ADDISON STREET), A 50-FOOT RIGHT-OF-WAY; THENCE,
2. WITH THE EASTERLY MARGIN OF SAID 17TH AVENUE SOUTH, NORTH 30 DEGREES 07 MINUTES 27 SECONDS WEST, 143.17 FEET TO A P.K. NAIL (NEW) IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WEST END AVENUE; THENCE,
3. WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEST END AVENUE, IN A NORTHEASTWARDLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 951.00-FEET, A CENTRAL ANGLE OF 09 DEGREES 45 MINUTES 21 SECONDS, FOR AN ARC LENGTH OF 161.93 FEET TO A P.K. NAIL (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 67 DEGREES 28 MINUTES 55 SECONDS EAST, 161.73 FEET; THENCE,
4. NORTH 72 DEGREES 21 MINUTES 35 SECONDS EAST, 134.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 22,206 SQUARE FEET OR 0.510 ACRES, MORE OR LESS AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY OF 2011.

The foregoing legal description was derived from a survey dated August 7, 2015, prepared by James G. Terry (RLS Tennessee License Number 2287) of James Terry & Associates, 2526 Meadowood Drive, Nashville, Tennessee 37217.

AND BEING THE SAME property previously conveyed to Trabue Triangle, LLC (a) as to a one-half (1/2) undivided interest, by Quitclaim Deed of record as Instrument No. 20070723-0086841, Register's Office for Davidson County, Tennessee and (b) as to a one-half (1/2) undivided interest, by Special Warranty Deed of record as Instrument No. 20151015-0104718, Register's Office for Davidson County, Tennessee.