Karen Johnson Davidson County
Batch# 539764 DEEDQC
12/21/2020 03:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201221-0151611

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 17 day of December, 2020.

Notary Public

My Commission Expires: Sept. 6, 2022

BRANDI NORRED MAIORINO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

Address New Owners:	**Send Tax Bills To:**	**Map and Parcel:**
1900 Warner JV, LLC 3201 Trevor Street, Suite #200 Nashville, TN 37209	New Owners	092-07-0-334.00

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, **1900 Warner Partners, LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby quitclaim, transfer and convey unto **1900 Warner JV, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's 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 **627 19th Avenue North, Nashville, Tennessee 37203, and also sometimes known as 1900 Warner Street, Nashville, Tennessee, 37203.**

* * *

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective as of the ____ day of December, 2020.

GRANTOR:

1900 Warner Partners, LLC,
a Tennessee limited liability company

By: _____
Robert W. Lowe, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Robert W. Lowe, Jr.**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **President**, and that such person is authorized to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of December, 2020.

_____
Notary Public

My Commission Expires: Sept. 6, 2020

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Johnny-Reb Corporation, of record in Book 7900, page 298, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 1900 Warner Partners, LLC, a Tennessee limited liability company on November 28, 2016 by Quitclaim Deed from Towery Holdings, LLC, a Tennessee limited liability company, Thomas Land Deleot Jr., Harry Johnson Phillips III, Talbott Patrick Ottinger and Robert Brady Mills of record as Instrument No. 20161129-0125133, in the Register's Office for 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

My Commission Expires: 06/21/2021

Notary Seal:

