This instrument prepared by:

Bass, Berry & Sims PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Karen Johnson Davidson County
Batch# 542105 DEEDQC
12/23/2020 03:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201223-0153225

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Parcel ID Number
Gilbert S. Merritt, Jr., et al. 701 Broadway, #303 Nashville, TN 37203	Same	093090100.00

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged Southern Properties Company, a Tennessee general partnership, hereby quitclaims, transfers and conveys to the following persons all of its right, title and interest in and to that certain parcel of real property located in Davidson County, Tennessee, described on Exhibit A hereto.

An undivided 48.19% interest is hereby conveyed to Gilbert S. Merritt, Jr.
An undivided 17.27% interest is hereby conveyed to Gilbert Stroud Merritt, III
An undivided 17.27% interest is hereby conveyed to Louise Clark Merritt
An undivided 17.27% interest is hereby conveyed to R. Eli Fort Merritt

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN TESTIMONY WHEREOF, the grantor has executed this deed on the 23rd day of December, 2020.

SOUTHERN PROPERTIES COMPANY

By: _____
Gilbert S. Merritt, Jr., Managing General Partner of Southern Properties Company

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0.

Gilbert S. Merritt, Jr., Grantee

Sworn to and subscribed before me this 23rd day of December, 2020.

Notary Public

My Commission Expires: Sept. 7, 2021

SARA L. PETTIT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Gilbert S. Merritt, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the managing general partner of Southern Properties Company, the within named bargainor, a Tennessee general partnership, and that he as such managing general partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as managing general partner

WITNESS my hand and seal this 23rd day of December, 2020.

Notary Public

My Commission Expires: Sept. 7, 2021

SARA L. PETTIT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Parcel ID 09309010000; 1404 Broadway

Land in Davidson County, Tennessee, being part of Lots 245, 246, and 47, including part of an alley, closed by Metro Council Bill 71-10, as shown on Map of McNairy's West Nashville Lots, as of record in Book 1, page 15, and Book "C" pages 136 and 137, Chancery Court of Nashville and described as follows:

Beginning at a point in the north margin of Broadway, said point being 152 feet East of the east margin of 15th Avenue; thence N 26° 56' 09" West, 182.0 feet to the center of an alley; thence along the center of an alley, N 62° 48' 13" East, 7.24 feet; thence N 27° 10' 31" West, 124.81 feet to the south margin of Grundy Street: thence along Grundy Street, N 50° 01' 09" East, 56.69 feet to a point; thence around a short curve to the right, radius of 15 feet, 25.53 feet: thence along the west margin of 14th Avenue on a curve to the right, with a radius of 3,783.72 feet, 281.23 feet; thence around a short curve to the right, radius 25 feet, 39.72 feet to the north margin of Broadway; thence S 62° 48' 13" West, 72.18 feet to the point of beginning, containing 0.613 acres, more or less.

This being improved property located at 1404 Broadway, Nashville, Tennessee 37203.

Being the same property conveyed to Southern Properties Company by quitclaim deed of record as instrument number 20161027-0113739.

29510784.1

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)

