QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 544194 DEEDQC
01/04/2021 08:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210104-0000082

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.

Terry E. Wilkes
Affiant

Subscribed and sworn to before me, this the 28th day of December, 2020.

Linda B. DeVault
Notary Public

My commission expires: 10-23-23

LINDA B. DEVAULT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Cruzen Street Partners 2305 Cruzen Street Nashville, TN 37211	New Owner	071-03-0-126.00 071-03-0-125.00

FOR AND IN CONSIDERATION of the sum of $1.00, Terry E. Wilkes and Janet Wilkes, each a resident of the State of Tennessee, by these presents do hereby quitclaim and convey unto Cruzen Street Partners, a Tennessee general partnership, its successors and assigns, all their right, title and interest in and to the following described real estate, subject to limitations, restrictions, encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 2405 Dickerson Pike and 104 Kingston Street, Nashville, Tennessee 37207.

[signature page follows]

4851-0817-9413, v. 2

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 28th day of December, 2020.

SELLER:

Terry E. Wilkes
TERRY E. WILKES

Janet Wilkes
JANET WILKES

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Terry E. Wilkes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Goodlettsville, Tennessee, this the 28th day of December, 2020.

Linda B. DeVault
NOTARY PUBLIC

LINDA B. DEVAULT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10-23-23

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Janet Wilkes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Goodlettsville, Tennessee, this the 28th day of December, 2020.

Linda B. DeVault
NOTARY PUBLIC

LINDA B. DEVAULT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10-23-23

4851-0817-9413, v. 2

Exhibit A

Legal Description

SITUATE IN THE CITY OF NASHVILLE, THE 5TH COUNCIL DISTRICT OF DAVIDSON COUNTY AND THE STATE OF TENNESSEE AND BEING PARTS OF LOTS 144, 145, AND ALL OF LOT 147 J B HAYNIES ORIENTAL SUBDIVISION, AS RECORDED IN BOOK 161, PAGE 26, IN THE NAME OF TERRY E WILKES, AS RECORDED IN QC-20170110-0002644 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIN WITHOUT CAP ON THE NORTHWESTERLY CORNER OF THE COMMON AREA OF 120 KINGSTON, IN THE NAME OF O.I.C. 120 KINGSTON, AS RECORDED IN MA-20161230-0137669, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KINGSTON STREET, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF KINGSTON STREET, NORTH 84°48'43" EAST, A DISTANCE OF 250.01 FEET TO A SET 5/8" IRON PIN AND CAP ON THE NORTHWESTERLY CORNER OF SAD LOT 148, AND BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG WESTERLY LINE OF SAID LOT 148, SOUTH 07°14'59" WEST, A DISTANCE OF 138.91 FEET TO A SET 5/8" IRON PIN AND CAP ON THE ON THE SOUTHWESTERLY CORNER OF SAID LOT 148, AND BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY #1082,
THENCE ALONG SAID ALLEY #1082, NORTH 83°19'35" WEST, A DISTANCE OF 233.16 FEET TO A SET 5/8" IRON PIN AND CAP ON THE EASTERLY LINE OF PART OF LOT 144 OF SAID J B HAYNIES ORIENTAL SUBDIVISION, IN THE NAME OF JANET H WILKES, AS RECORDED IN QC-20090527-0048616;
THENCE ALONG WESTERLY LINE OF SAID PART LOT 144 THE FOLLOWING 2 (TWO) COURSES:

1. NORTH 34°00'58" EAST, A DISTANCE OF 16.53 FEET TO A POINT
2. NORTH 84°00'31" WEST, A DISTANCE OF 160.73 FEET TO A SET 5/8" IRON PIN AND CAP ON THE EASTERLY RIGHT-OF-WAY LINE OF DICKERSON PIKE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF DICKERSON PIKE, NORTH 33°59'55" EAST, A DISTANCE OF 132.43 FEET TO A SET 5/8" IRON PIN AND CAP ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF KINGSTON STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF KINGSTON STREET, SOUTH 84°48'43" EAST, A DISTANCE OF 327.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.0589 ACRES (46,125 SqFt) OF LAND AND BEING SUBJECT TO ALL OTHER EASEMENTS, ENCUMBRANCES, RIGHTS, RESERVATIONS OR MATTERS OF TITLE THAT MAY AFFECT THE SUBJECT PARCEL.

NORTH AND BEARING SYSTEM BASED UPON THE TENNESSEE STATE PLANE COORDINATED SYSTEM, NAD83 AND REFERENCED TO THE T.D.O.T. – G.N.S.S. NETWORK AND COLLECTED UTILIZING A SPECTRA SP80 RECEIVER DURING A FIELD SURVEY CONDUCTED BY B A LAND PROFESSIONALS, LLC. ON MARCH 6, 2020.

ALL MONUMENTS CALLED TO BE SET ARE 5/8" X 24" REBAR WITH YELLOW PLASTIC IDENTIFICATION CAPS STAMPED "B ALAND PROFESSIONALS". THIS SURVEY AND DESCRIPTION WAS BY OR UNDER THE DIRECT SUPERVISION OF DONOVAN P. BENSON, TENNESSEE RLS #3046.

BEING a portion of Terry E. Wilkes THE SAME PROPERTY CONVEYED TO ~~GRUZEN STREET PARTNERS BY SPECIAL WARRANTY~~ DEED OF RECORD IN INSTRUMENT NO. Y 20170110-0002644, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Lisa Farris, a notary public for this county and state,
Notary's Name

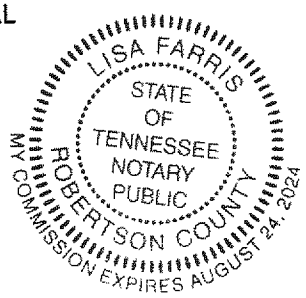
Heather Wood, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Lisa Farris
Notary's Signature

MY COMMISSION EXPIRES: 08-24-2024

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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00569731