Karen Johnson Davidson County
Batch# 544656 DEEDQC
01/04/2021 01:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210104-0000722

**THIS INSTRUMENT PREPARED BY:**

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

# QUITCLAIM DEED

*This deed is prepared with information provided by the grantor/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.*

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Woodland Street Partners, LLC<br>408 Taylor St., Ste 202<br>Nashville, TN 37208 | New Owner | 083-03-197.00<br>083-03-198.00 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Sharpe Partners, LLC, a Tennessee Limited Liability Company** by these presents does hereby quitclaim and convey unto **Woodland Street Partners, LLC, a Tennessee Limited Liability Company,** its successors, representatives, and/or assigns, its rights, title and interest in and to the following described tract of land:

**TRACT I:**
**Land in Davidson County, Tennessee, being the easterly 31 feet of Lot No. 1 on the Plan of George C. Waters Second Addition, as of record in Book 161, Page 172, Register's Office for Davidson County, Tennessee. Said part of Lot No.1 fronts 31 feet on the southerly side of Rosebank Avenue and runs back between parallel lines, with the westerly margin of Water's Avenue, 160 feet to an alley.**

**TRACT II:**
**Land in the 15th, formerly 11th, District of Davidson County, Tennessee, being parts of Lots No. 1 and 2 of George C. Waters Second Addition, as of record in Book 161, Page 172, Register's Office for Davidson County, Tennessee, more particularly described as follows: Beginning at a point, being the intersection of the southerly margin of Rosebank Avenue, with the easterly margin of the right-of-way of Louisville and Nashville Railroad; thence with the southerly margin of said Rosebank Avenue, eastwardly 105 feet; thence southerly and perpendicular to said southerly margin of said Avenue, 160 feet to an alley in the rear; thence westwardly with said alley 53 feet 8 inches to the intersection of said alley with the easterly margin of said railroad right-of-way; thence northerly with said easterly margin of said right-of-way, 171 feet to the point of beginning.**

**Being the same property conveyed to ENERGI Partners, LLC, by deed from Charles Randall Smith, a married man, dated January 29, 2010, recorded in Instrument 20100201- 0007885, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Sharpe Partners, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from ENERGI Partners, LLC a Tennessee Limited Liability Company dated September 25th, 2013 and recorded on September 26, 2013, of record in Instrument 20130926-0101407, Register's Office for Davidson County, Tennessee.**

**Being also known as 1000 Riverside Drive, Nashville, TN 37206 (Tract I)**
**215 Rosebank Avenue, Nashville, TN 37206 (Tract II)**

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
31st day of December 2020.

Affiant

My commission expires:
(Affix Seal)

Notary Public

ANGIE LAWLESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 31st day of December, 2020.

**Sharpe Partners, LLC, a Tennessee Limited Liability Company**

By: _____
**Zac Thomas**

By: _____
**Brett Diaz**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zac Thomas and Brett Diaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of Sharpe Partners, LLC, a Tennessee Limited Liability Company, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 31st day of December, 2020.

Notary Public

My Commission Expires: _____

ANGIE LAWLESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

# True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022