Karen Johnson Davidson County
Batch# 549380 DEEDQC
01/07/2021 11:20:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210107-0003298

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 6th day of January, 2021.

Notary Public

My Commission Expires: 01.03.2023

CAMPBELL STEELE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 3, 2023

THIS INSTRUMENT PREPARED BY:
Campbell Steele, Esq.
1701 West End Avenue, Suite 400
Nashville, Tennessee 37203

QUITCLAIM DEED

Name & Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
Blackbird Realty Ventures, LLC 1701 West End Ave., Suite 400 Nashville, Tennessee 37203	Blackbird Realty Ventures, LLC 1701 West End Ave., Suite 400 Nashville, Tennessee 37203	092-12-0-489.00

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, 1701 WEST END INVESTMENT PARTNERS, LLC, a Tennessee limited liability company ("Grantor"), does hereby transfer, quitclaim and convey unto BLACKBIRD REALTY VENTURES, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, forever, certain real property in Davidson County, Tennessee, which is more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

This is improved property located and known as 1701 West End Avenue, Nashville, Davidson County, Tennessee 37203.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the said parcels of land. Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned Grantor has executed this Quitclaim Deed as of January 6, 2021.

GRANTOR:

1701 WEST END INVESTMENT PARTNERS, LLC

By: Blackbird Realty Ventures, LLC, its Manager

By: Blackbird Management Group, LLC, its Manager

By: _____
Campbell Steele, Authorized Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Campbell Steele, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be an Authorized Member of Blackbird Management Group, LLC, a Tennessee limited liability company, the Manager of Blackbird Realty Ventures, LLC, a Tennessee limited liability company, the Manager of 1701 West End Investment Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the foregoing companies as Authorized Member.

WITNESS my hand and official seal at office this 4th day of January, 2021.

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 01/03/2022

EXHIBIT A

Legal Description

A tract of land in Davidson County, Tennessee, being the eastern part of Lot 136 on the Plat of the Boyd's Home Place as of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee, and described according to a survey by Walter Davidson and Associates, dated April 12, 1989, as follows:

Beginning at an iron rod at the intersection of the south right-of-way line of West End Avenue (U.S. Highway 70), 90 feet wide, and the west right-of-way line of 17th Avenue South, along a bearing of South 32 degrees 00 minutes 00 seconds East a distance of 162.02 feet to an iron rod at the intersection of the west right-of-way line of 17th Avenue South and the north right-of-way line of Broadway (U.S. Highway 431), 58.78 feet wide; thence, with the north right-of- way line of Broadway along a bearing of South 40 degrees 27 minutes 44 seconds West, a distance of 103 .80 feet to a point at the intersection of the north right-of-way line of Broadway and the common line with Ann Roesch Foutch as of record in Book 2601, page 348, Register's Office for Davidson County, Tennessee; thence, with said common line along a bearing of North 32 degrees 19 minutes 54 seconds West a distance of 192.64 feet to an iron rod on the south right-of-way line of West End Avenue; thence, with said right-of-way line North 57 degrees 3 7 minutes 25 seconds East a distance of I 00.09 feet to the point of beginning, containing 17,658.85 square feet, more or less.

LAND ALSO BEING FURTHER DESCRIBED AS FOLLOWS:

Being a parcel of land in the 19th Counsel District of Nashville, Davidson County, Tennessee. Bounded on the North by the southerly margin of West End Avenue. Bounded on the East by the westerly margin of 17th A venue South. Bounded on the South by the northerly margin of Broadway Avenue. Bounded on the West by the J.D. Eatherly property as of record in Instrument No. 201708090081662 - R.O.D.C., TN. and being more particularly described as follows:

Beginning at an existing iron pin found in the northerly margin of Broadway A venue, said point being the Southeast corner of the J.D. Eatherly property as of record in Instrument No. 201708090081662 -R.O.D.C., TN. and being the Southwest corner of the tract herein described;

Thence a common line with the J.D. Eatherly property as of record in Instrument No. 201708090081662 - R.O.D.C., TN. North 30 degrees 32 minutes 34 seconds West, 192.64 feet to a nail set in the southerly margin of West End Avenue;

Thence, with the southerly margin of West End Avenue, North 59 degrees 24 minutes 45 seconds East, 100.09 feet to a nail set in the westerly margin of 17th Avenue South;

Thence, with the westerly margin of 17th Avenue South, South 30 degrees 12 minutes 40 seconds East, 162.02 feet to a nail set in the northerly margin of Broadway Avenue;

Thence, with the northerly margin of Broadway Avenue, South 42 degrees 15 minutes 04 seconds West, 103.80 feet to the point of beginning.

Containing, 17,658 square feet or 0.40 acres, more or less

This description was prepared from a survey by Brian A. McCain, Tenn. RLS No. 2256, with Southern Precision Land Surveying, Inc., dated March 14, 2018, and designated as Project No. 18-1173.

Being the same property conveyed to 1701 WEST END INVESTMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deeds of record as Instrument Nos. 20180316-0025222 and 20180316-0025223, said Register's Office.