QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 564323 DEEDQC
01/29/2021 10:41:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210129-0013232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

NITUL PATEL
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024

(AFFIX SEAL)

THIS **INSTRUMENT** WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: **2020-GTE-214**

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
PLAITNUM ROYALE, LLC	PLATINUM ROYALE, LLC	107-00-0-151.00
(NAME)	(NAME)	
111 BRO ADWAY, SUITE 300	111 BRO ADWAY, SUITE 300	
(ADDRESS)	(ADDRESS)	
N ASHVILLE, TN 37201	N ASHVILLE, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid. and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **NASHVILLE AIRPORT PLATINUM, LLC, a** Tennessee limited liability company (the **"Grantor"),** by these presents does hereby quitclaim, transfer and convey to **PLATINUM ROYALE, LLC, a** Tennessee limited liability company (the **" Grantee"),** its successors and assigns, all of Grantor's right title and interest in certain real property located in Davidson County, State of Tennessee, described as follows (the **" Property"),** to-wit:

Lot 12, RESUBDIVISION OF LOTS 11 AND 12 OF ROYAL PARK BUSINESS CENTER, as shown on plat of record in Instrument No. 20061207-0151412, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nashville Airport Platinum. LLC. by Warranty Deed from Royal Park Investments, L.P., of record in Instrument No. 20150303-0018482, in the Register's Office of Davidson County, Tennessee, dated March 2, 2015, and recorded on March 3, 2015.

This is unimproved property located at 540 Royal Parkway, Nashville, TN 37214.

This conveyance is made subject to any and all matters. restrictions, and/or easements of record.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed effective as of ~~April~~ December 22, 2020.

GRANTOR:

NASHVILLE AIRPORT PLATINUM, LLC,
a Tennessee limited liability company

By: _____

Name: Mitul Patel

Title: Manager

MICHELLE M RAYHAB
NOTARY PUBLIC
TENNESSEE
DAVIDSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Mitul Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of NASHVILLE AIRPORT PLATINUM, LLC, a Tennessee limited liability company, the within named bargainor, and that he, being duly authorized, executed the foregoing instrument of behalf of said company for the purposes therein contained.

WITNESS my hand, at office, this 22 day of ~~April~~ December, 2020.

_____
Notary Public

My Commission Expires: May 7, 2024