QUITCLAIM DEED

Karen Johnson Davidson County Batch# 564572 DEEDQC 01/29/2021 01:57:30 PM 4 pgs Fees: $22.00 Taxes: $0.00 20210129-0013591	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $0. Affiant Subscribed and sworn to before me, this the ___ day of January, 2021. Notary Public My commission expires:

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:
1616 Sixteenth Avenue South LLC 1616 16th Avenue South Nashville, TN 37212	New Owner	104-08-0-354.00

FOR AND IN CONSIDERATION of the sum of $0.00, JGBS 1616, LLC, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto 1616 SIXTEENTH AVENUE SOUTH LLC, a Tennessee limited liability company, its successors and assigns, all its right, title and interest, if any, in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 1616 16th Avenue South, Nashville, Tennessee 37212.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 29th day of January, 2021.

SELLER:

JGBS 1616, LLC,
a Tennessee limited liability company

By: _____
Name: J. Benjamin Schroeder
Title: member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ben Schroeder, 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 Member of JGBS 1616, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Bend Schroeder of JGBS 1616, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Ben Schroeder, Member of JGBS 1616, LLC.

Witness my hand and seal, at office in Davidson, Tennessee, this the 29 day of January, 2021.

_____
NOTARY PUBLIC

My Commission Expires: CONNOR R. SESTAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 6, 2024

Exhibit A

Legal Description

A tract of land in the 17th District, Davidson County, Tennessee. Tract being bounded on the north by lot 2 of the O.B Hayes Addition as recorded in Plat Book 161, Page 133, Register's Office Davidson County, Tennessee (RODC) and being the 16th Avenue Partners tract as recorded in IN. 201612080129184, RODC, on the east by the western Right of Way (ROW) of Alley No. 428, on the south by the Allard Ward Development tract as recorded in IN. 200606070067810 and being lot 3 and the southern 5 feet of lot 4 of the said O.B Hayes Addition and on the west by the eastern ROW of 16th Ave South. Tract being described as follows:

Point of Beginning being an iron rod old marked with an Elliot cap at the southwestern corner of the said 16th Avenue Partners tract; thence with the common line of the said 16th Avenue Partners tract South 82°32'19" East a distance of 145.50' to an iron rod old marked with a Delle cap; thence with said alley South 09°24'14" West a distance of 59.82' to an iron rod old marked with a Delle cap; thence with the common line of the said Allard Ward Development tract North 82°36'34" West a distance of 145.51' to a point; thence with said 16th Ave South ROW North 09°24'14" East a distance of 60.00' to the point of beginning,

Having an area of 8,711 square feet.

Being the same property conveyed to JGBS 1616, LLC by deed of record in Instrument No. 20170913-0093697, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, 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.

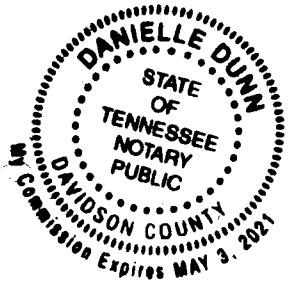
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(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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