QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 574150 DEEDQC
02/12/2021 04:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210212-0020611

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Yvonne Hall
Affiant

Subscribed and sworn to me on February 12th, 2021.

Melissa Ann Foster
NOTARY PUBLIC

My Commission Expires: 10/2/2023

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No. 33943

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
RSD Carson Street, LLC c/o Red Seal Development Corp. 425 Huehl Road, Suite 18 Northbrook, IL 60062	NEW OWNER	105-16-0-236.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **IPA PARTNERS, LLC**, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** does hereby quitclaim and convey all of his rights, title and interest unto **RSD CARSON STREET, LLC**, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, and more fully described as follows:

Being a tract of land lying in the 17th District of Davidson County, Nashville, Tennessee, and being a portion of Lot 15 of South Highland Subdivision as recorded in Plat Book 421, Page 106, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the north by Lot 3 of SSS Property as recorded in Plat Book 6900, Page 230, RODC, bounded on the east by Lots 89 – 91 of Section One, Wood Crest, as recorded in Plat Book 1835, Page 25, bounded on the south by Barbara B. McRee, William B. Bass and Cato A. Bass, III as recorded in Instrument Number 201812270125600, RODC, and bounded on the west by the eastern right of way (ROW) of Carson Street (50' wide). Said tract being more particularly described as follows:

POINT OF BEGINNING being a found 1-1/2" iron pipe lying on said eastern ROW of Carson Street, being the southwest corner of said Lot 3 and being the northwest corner of the tract being described herein; thence along the common line of said Lot 3 North 54°02'10" East 254.34 feet to a found iron rod with "ANDERSON-DELK" cap; thence along the common line of said Lot 3 and said Lots 89 – 91 South 36°52'28" East 221.58 feet to a found 3" iron pipe; thence along the common line of said McRee and Bass South 53°55'54" West 257.84 feet to a set iron rod with cap lying on

said eastern ROW of Carson Street; thence along said ROW of Carson Street North 35°58'09" West 222.03 feet to the point of beginning. Tract contains 56,799 square feet or 1.30 acres. Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to RSD Carson Street, LLC, a Tennessee limited liability company, by Special Warranty Deed from IPA Partners. LLC, a Tennessee limited liability company, of record as Instrument No.____202102120020610____, Register's Office for Davidson County, Tennessee.

WITNESS my hand, effective on this 12th day of February, 2021.

IPA PARTNERS, LLC

By: _____
William F. Snyder, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared William F. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of IPA Partners, LLC, a Tennessee limited liability company, the within-named bargainor, and that being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name in his capacity as the Sole Member of the Company.

Witness my hand and official seal on the 11th day of February, 2021.

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

_____
Notary Public
My Commission Expires: 7/9/2022

True Copy Certification

I, Melissa Foster, do hereby make oath that I am 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 Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Melissa Foster, 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: 7-5-21

Notary' Seal (if on paper)

