Karen Johnson Davidson County
Batch# 582404 DEEDQC
03/03/2021 08:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210303-0027062

QUITCLAIM DEED

From: CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE OF THE LOUISE C. CLINE TRUST AGREEMENT DATED AUGUST 17, 1987

This instrument was prepared by:
Kim A. Brown, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

To: UNION BRICK RE LLC

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers
UNION BRICK RE LLC 1616 16th Avenue South Nashville, TN 37212	Same	Map 092-04-0, Parcel 323.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed before me, this 24th day of February, 2021.

NOTARY PUBLIC
Dawnelle B. Smith
Notary Public
My Commission Expires
September 6, 2022
STATE OF TENNESSEE

My Commission Expires: _____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE OF THE LOUISE C. CLINE TRUST AGREEMENT DATED AUGUST 17, 1987 (the "Grantor"), has bargained and sold, and by these presents does quitclaim and convey to UNION BRICK RE LLC, a Delaware limited liability company (the "Grantee"), all of Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "Property").

This is improved property located at 801 12th Avenue North, Nashville, Davidson County, Tennessee 37203.

(Signatures on the following page)

SIGNATURE PAGE TO QUITCLAIM DEED

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 24th day of February, 2021.

GRANTOR:

CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE OF THE LOUISE C. CLINE TRUST AGREEMENT DATED AUGUST 17, 1987

By: _____
Dayton Hale

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lindsay L. Hardin, a Notary Public in and for the County and State aforesaid, personally appeared Dayton Hale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE OF THE LOUISE C. CLINE TRUST AGREEMENT DATED AUGUST 17, 1987, the within named bargainor, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself/herself as Vice President.

Witness my hand and seal at office in Nashville, Tennessee, this 24th day of February, 2021.

Lindsay L. Hardin
Notary Public

My Commission Expires: 3-7-23

LINDSAY L. HARDIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

EXHIBIT A

Legal Description

A tract of land in the 19th District Davidson County, Tennessee. Tract being bounded on the north by Nashville Tent and Awning tract as recorded in Book 6751, Page 930, Register's Office Davidson County, Tennessee (RODC), on the east by the western Right of Way (ROW) of 12th Ave North, on the south by the northern ROW of the CSX railroad, on the west by the eastern ROW of 14th Ave. North and on the north and west by the 14th Ave North, LLC tract as recorded in I.N. 20150306001929g, RODC. Tract being described as follows:

Point of Beginning being a PK nail old at the Intersection of 14th Ave North and the CSX Railroad: thence with the ROW of the CSX Railroad South 68°58'18" West a distance of 129.40' to a point; thence with a curve turning to the right with an arc length of 304.65', with a radius of 442.47', with a chord bearing of South 88°41'47" West, with a chord length of 298.67'; thence North 76°33'44" West a distance of 195.89' to a point; thence with a curve turning to the left with an arc length of 74.38', with a radius of 512.47', with a chord bearing of North 80°43'13" West, with a chord length of 74.32' to an iron rod old; thence with said eastern ROW North 28°05'24" West a distance of 38.01' to an iron rod old; thence with the common line of the said 14th Ave North, LLC tract North 61°55'06" East a distance of 419.82' to an iron rod new; thence North 28°04'54" West a distance of 117.31' to an iron rod old; thence with the common line of the said Nashville Tent and Awning tract North 62°17'06" East a distance of 179.16' to an iron rod old: thence with said western ROW South 28°17'59" East a distance of 479.58' to the point of beginning.

Having an area of 171,483 square feet or 3.94 acres.

Being the same property conveyed to MARGARET C. MILLER, TRUSTEE, under Agreement dated August 17, 1987, by deed from NASHVILLE TENT AND AWNING, COMPANY, A TENNESSEE CORPORATION, of record in Book 7328, page 724, dated August 18, 1987, said Register's Office. Said property is now vested in CUMBERLAND TRUST COMPANY, SUCCESSOR TRUSTEE, pursuant to NOTICE OF REMOVAL OF TRUSTEE AS TO CERTAIN REAL ESTATE of record as Instrument No. 20121029-0098725, dated September 28, 2012, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Terrie Carlton, 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.

Terrie A Carlton

Terrie Carlton

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; and Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020; Executive Order No. 61 by Tennessee Governor Bill Lee dated August 28, 2020; Executive Order No. 64 by Tennessee Governor Bill Lee dated September 29, 2020, Executive Order No. 66 by Tennessee Governor Bill Lee dated October 28, 2020, Order No. 72 by Tennessee Governor Bill Lee dated December 22, 2020 and/or Order No. 79 by Tennessee Governor Bill Lee dated February 27, 2021.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Terrie Carlton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal in Old Hickory, Tennessee, this 1st day of March, 2021.

Celeste Quigley

Notary Public

My Commission Expires: 07-09-24

CELESTE QUIGLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Celeste Quigley
My Commission Expires
July 9, 2024
STATE OF TENNESSEE

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