ALEXIS PASSARIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 3 day of March, 2021.

Notary Public

My Commission Expires: 1/6/25

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

Karen Johnson Davidson County
Batch# 582583 DEEDQC
03/03/2021 10:41:41 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210303-0027308

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	092-12-0-490.00

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, SANDERS REALTY HOLDINGS, 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 1616 Broadway, 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 February ___, 2021.

GRANTOR:

SANDERS REALTY HOLDINGS, 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 Sanders Realty Holdings, 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 3 day of March, 2021.



_____
Notary Public

My Commission Expires: 1/6/25

EXHIBIT A
Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOT NOS. 234, 235 AND 236 ON McNAIRY'S PLAN OF WEST NASHVILLE LOTS, AS OF RECORD IN PLAN BOOK 1, PAGE 15, AND IN MINUTE BOOK "O", PAGES 135 AND 136, CHANCERY COURT AT NASHVILLE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JAMES TERRY & ASSOCIATES, DATED AUGUST 7, 2015, JOB NUMBER 2015-301 AND PROCEEDING AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF WEST END AVENUE, A 90-FOOT PUBLIC RIGHT-OF-WAY, AND BROADWAY (FORMERLY BROAD STREET), A 60-FOOT PUBLIC RIGHT-OF-WAY; THENCE,

1. WITH THE NORTHEASTERLY MARGIN OF BROADWAY, SOUTH 42 DEGREES 16 MINUTES 58 SECONDS WEST, 306.37 FEET TO A P.K. NAIL IN THE EASTERLY MARGIN OF 17TH AVENUE SOUTH (FORMERLY ADDISON STREET), A 50-FOOT RIGHT-OF-WAY; THENCE,
2. WITH THE EASTERLY MARGIN OF SAID 17TH AVENUE SOUTH, NORTH 30 DEGREES 07 MINUTES 27 SECONDS WEST, 143.17 FEET TO A P.K. NAIL (NEW) IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WEST END AVENUE; THENCE,
3. WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEST END AVENUE, IN A NORTHEASTWARDLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 951.00-FEET, A CENTRAL ANGLE OF 09 DEGREES 45 MINUTES 21 SECONDS, FOR AN ARC LENGTH OF 161.93 FEET TO A P.K. NAIL (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 67 DEGREES 28 MINUTES 55 SECONDS EAST, 161.73 FEET; THENCE,
4. NORTH 72 DEGREES 21 MINUTES 35 SECONDS EAST, 134.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 22,206 SQUARE FEET OR 0.510 ACRES, MORE OR LESS AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY OF 2011.

The foregoing legal description was derived from a survey dated August 7, 2015, prepared by James G. Terry (RLS Tennessee License Number 2287) of James Terry & Associates, 2526 Meadowood Drive, Nashville, Tennessee 37217.

Being the same property conveyed to Sanders Realty Holdings, LLC, a Tennessee limited liability company, by quitclaim deed of record as Instrument No. 20201218-0149886, Register's Office for Davidson County, Tennessee.