Karen Johnson Davidson County
Batch# 590384 DEEDQC
03/11/2021 01:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210311-0032525

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
801 Church, LLC 424 Church Street, Suite 2900 Nashville, Tennessee 37219	(same)	Map 93-5-4 Parcel 19

This instrument prepared by: Waller Lansden Dortch & Davis, LLP, Robert R. Campbell, Jr., Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Yvonne Hall
Affiant

Subscribed and sworn to before me, this the 10th day of March, 2021.

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

Melissa Foster
NOTARY PUBLIC

My Commission Expires: 10/2/2023

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, SP Church Project - Land, LLC, a Delaware limited liability company (the "Grantor"), by these presents, does hereby quitclaim and convey all its right, title and interest to 801 Church, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to wit:

Being land in the Central Business Improvement District, Nineteenth Councilmanic District, Metropolitan Nashville-Davidson County, Tennessee. Being generally located to the south of Church Street, west of Rosa Parks Boulevard, north of Commerce Street, and east of 9th Avenue North. Being the property conveyed to SP Church Project - Land, LLC of record in Instrument Nos. 20200310-0026606 and 20210127-0012283, R.O.D.C., and being more particularly described as follows:

IN WITNESS WHEREOF, Grantor has executed this instrument this the 10th day of March, 2021.

SP CHURCH PROJECT - LAND, LLC,
a Delaware limited liability company

By: _____
Name: Jason Schiffman
Title: Manager

STATE OF ILLINOIS)
COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jason Schiffman, 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 Manager of SP CHURCH PROJECT - LAND, LLC, a Delaware limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 8th day of March, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 6/15/24

MICHAEL J DOWNS
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 15, 2024

BEGINNING at the southwest quadrant of the intersection of the rights-of-way of Church Street, and Rosa Parks Boulevard;

THENCE, with said Rosa Parks Boulevard along a curve to the right, having a central angle of 09° 57' 14", a radius of 773.00 feet, a tangent of 67.32 feet, and a chord of S 32° 17' 14" E, 134.12 feet for an arc length of 134.29 feet to the existing northwest building corner of The Westview Condominiums Property Master Deed of record in Instrument No. 20050121-0008174, R.O.D.C. and as amended;

THENCE, with the face of the existing face of building of said Westview Condominiums Property S 62° 26' 39" W, 105.75 feet to an Alley No. 108;

THENCE, with said Alley No. 108 the following calls:

N 27° 19' 40" W, 9.28 feet,
S 62° 12' 40" W, 49.90 feet to 9th Avenue North;

THENCE, said 9th Avenue North N 27° 19' 40" W, 124.00 feet to said Church Street;

THENCE, with said Church Street N 62° 12' 40" E, 144.06 feet to the POINT OF BEGINNING;

Containing 19,790 Square Feet or 0.45 Acres, more or less, described according to the ALTA/NSPS Land Title Survey, dated April 30, 2020, last revised March 6, 2021, prepared by Brad Tyson Thomas, Tennessee No. 2431, Barge Design Solutions, Inc., 615 Third Avenue South, Suite 700, Nashville, Tennessee 37210, File No. 3714601.

Being the same property conveyed to SP Church Project - Land, LLC, a Delaware limited liability company, by deed from SP Church Project, LLC, a Delaware limited liability company, of record as Instrument No. 20200310-0026606, said Register's Office, as consolidated by deed from SP Church Project - Land, LLC of record as Instrument No. 20210127-0012283, said Register's Office.

This is unimproved property known as 801 Church Street, Nashville, Tennessee 37203.

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.

Melissa Foster

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.

Brandy Gomaz

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

