Karen Johnson Davidson County
Batch# 649350 DEEDQC
06/04/2021 09:03:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210604-0075014

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
1400 5th LLC 1400 5th Avenue North Nashville, TN 37208	New owner	082-09-0-091.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Woodland Street Partners LLC, a Tennessee Limited Liability Company**, by these presents do hereby quitclaim and convey unto, **1400 5th LLC, a Tennessee Limited Liability Company,** its successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Situated in the 19th Councilman's District of Davidson County, Tennessee, being the same property referenced as Instrument No. 20110415-0029160, recorded in the Register's Office of Davidson County, Tennessee (RODC, TN) and more particularly described as follows:

Beginning at a mag nail set with CESO washer at the intersection of the easterly margin of 5th Avenue North (66' wide public right-of-way) and the northerly margin of Taylor Street (30' wide public right-of-way); thence with said easterly margin of said 5th Avenue North, North 26 deg. 52'44" West a distance of 39.00 feet to an iron pin found, said iron pin being a common corner with Terry R. Clayton, Instrument No. 20061211-0152268 (RODC, TN); thence leaving said easterly margin of said 5th Avenue North and with the southerly line of said Terry R. Clayton, North 63 deg. 07'16" East, passing an iron pin found at 136.41 feet, a total distance of 139.00 feet to a point in the westerly line of Jeffery L. Frazier, Instrument No. 20190513-0044354 (RODC, TN); thence with said westerly line of said Jeffery L. Frazier, South 26 deg. 52'44" East a distance of 39.00 feet to mag nail found with Elliot Surveying washer in said northerly margin of said Taylor Street; thence with said northerly margin of said Taylor Street, South 63 deg. 07'16" West a distance of 139.00 feet to the Point of Beginning; having an area of 0.124 acres (5,421 square feet), more or less.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee Limited Liability Company by Warranty deed from J. N. Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20110415-0029160, Register's Office for Davidson County, Tennessee, dated April 13, 2011 and recorded on April 15, 2011.

Being also known as 1400 5th Avenue North, Nashville, Tennessee 37208.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 27th day of May, 2021.

Affiant

My commission expires: 3/6/24
(Affix Seal)

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 24th day of May, 2021.

Woodland Street Partners, LLC, a Tennessee Limited Liability Company

Brett M. Diaz, Member

Zachary K. Thomas, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Brett M. Diaz and Zachary K. Thomas**, 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 **Members of Woodland Street Partners, LLC, a Tennessee Limited Liability Company**, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of May, 2021.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024