Karen Johnson Davidson County
Batch# 654455 DEEDQC
06/10/2021 02:22:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210610-0078550

QUITCLAIM DEED

TO:	The Church at 9th and Rosa Parks LLC, a Tennessee limited liability company	This instrument was prepared by: Kim A. Brown, Esq. Sherrard & Roe, PLC
FROM:	Monroe Nashville LP, a Delaware limited partnership	150 3rd Avenue South, Suite 1100 Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
		081-16-0-260.00 081-16-0-262.00
Monroe Nashville LP c/o Stoltz Management PO Box 2087 Bala Cynwyd, PA 19004	Same	081-16-0-262.01 082-13-0-001.00 082-13-0-002.00 082-13-0-003.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Yvonne Hall
Affiant

Sworn to and subscribed before me, this 9th day of June, 2021.

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

Melissa Ann Foster
Notary Public

My Commission Expires: 10/2/2023

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 and sufficiency of which are hereby acknowledged, The Church at 9th and Rosa Parks LLC, a Tennessee limited liability company (hereinafter called the "Grantor") by these presents does transfer, quitclaim, and convey unto Monroe Nashville LP, a Delaware limited partnership (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest in real estate 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 known as 801 Monroe Street, Nashville, Davidson County, Tennessee 37208.

SIGNATURE PAGE TO QUITCLAIM DEED

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

GRANTOR:

THE CHURCH AT 9TH AND ROSA PARKS LLC, a Tennessee limited liability company

By: _____
Name: Ken Levitan
Title: President

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ken Levitan, 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 President of The Church at 9th and Rosa Parks LLC, a Tennessee limited liability company, the within named Grantor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 9th day of June, 2021.

Dawnelle B. Smith
Notary Public

My Commission Expires: _____

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

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

EXHIBIT A

PROPERTY DESCRIPTION

PARCEL 1:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND SITUATED ON THE SOUTH SIDE OF THE INTERSECTION OF MONROE STREET AND ROSA L PARKS BOULEVARD AND BEING ALL OF LOTS 13, 14, 15, AND 16, AND PORTIONS OF LOTS 17, 18, AND 19 AS SHOWN ON THE PLAN OF THE ADDITION OF D. T. MCGAVOCK'S ESTATE, OF RECORD IN BOOK 1, PAGE 33, CHANCERY COURT AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND THAT PORTION OF ALLEY NO. 213 CLOSED BY ORDINANCE NO. 70-1104, FILED WITH THE METROPOLITAN COUNTY CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A 1/2" IRON ROD WITH AN ILLEGIBLE CAP AT THE WEST MOST CORNER OF THE PARCEL ALSO BEING A POINT LOCATED ON THE NORTHWEST CORNER OF LOT 13 AND AT THE RIGHT OF WAY OF MONROE STREET,

THENCE N 63°24'40" E ALONG THE RIGHT OF WAY OF MONROE STREET A DISTANCE OF 212.39 FEET TO THE INTERSECTION OF THE RIGHT OF WAY OF MONROE STREET AND THE RIGHT OF WAY OF ROSA L PARKS BOULEVARD,

THENCE S 27°23'11" E LEAVING MONROE STREET AND ALONG THE RIGHT OF WAY OF ROSA L PARKS BOULEVARD A DISTANCE OF 263.65 FEET TO A 1/2" IRON PIN WITH NO CAP,

THENCE S 64°20'22" W LEAVING ROSA L PARKS BOULEVARD A DISTANCE OF 108.08 FEET TO THE SOUTH MOST CORNER OF LOT 19 AND THE RIGHT OF WAY OF ALLEY 214.

THENCE N 26°46'59" W ALONG THE RIGHT OF WAY OF ALLEY 214 A DISTANCE OF 113.94 FEET TO A POINT ON THE SOUTH LINE OF LOT 15 AND THE NORTH MOST CORNER OF THE RIGHT OF WAY OF ALLEY 214.

THENCE S 64°25'45" W ALONG THE RIGHT OF WAY OF ALLEY 214 A DISTANCE OF 105.36 FEET TO A 1/2" IRON PIN WITH A CAP MARKED "TN 1809",

THENCE N 27°28'33" W LEAVING THE RIGHT OF WAY OF ALLEY 214 A DISTANCE OF 146.08 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND SITUATED ON THE EAST SIDE OF THE INTERSECTION OF 9TH AVENUE NORTH AND ALLEY 214 AND BEING ALL OF LOT 11 SHOWN ON THE PLAN OF THE ADDITION OF D. T. MCGAVOCK'S ESTATE, OF RECORD IN BOOK 1, PAGE 33, CHANCERY COURT AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT THE WEST MOST CORNER OF THE PARCEL, AT THE WEST MOST CORNER OF LOT 11 ALSO BEING A POINT LOCATED ON THE EAST SIDE OF THE INTERSECTION OF 9TH AVENUE NORTH AND ALLEY 214,

THENCE N 64°25'46" E ALONG THE RIGHT OF WAY OF ALLEY 214 A DISTANCE OF 159.20 FEET,

THENCE S 66°48'46" E ALONG THE RIGHT OF WAY OF ALLEY 214 A DISTANCE OF 8.49 FEET,

THENCE S 26°46'59" E ALONG THE RIGHT OF WAY OF ALLEY 214 A DISTANCE OF 43.61 FEET,

THENCE S 64°18'05" W LEAVING THE RIGHT OF WAY OF ALLEY 214 A DISTANCE OF 162.30 FEET TO THE RIGHT OF WAY OF 9TH AVENUE NORTH,

THENCE N 29°27'24" W ALONG THE RIGHT OF WAY OF 9TH AVENUE NORTH A DISTANCE OF 50.47 FEET TO THE POINT OF BEGINNING.

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)

