QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 657178 DEEDQC
06/15/2021 03:51:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210615-0080868

File No.: COM-21-3MS-504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/28/24

(AFFIX SEAL)

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BYT Partners, GP, a Tennessee general partnership	NEW OWNER	093-10-0-444.00
(NAME) 319 Peabody Street Nashville, Tn 37210	(NAME)	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **504 4TH AVENUE SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BYT PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 33, 34, 35, 36, 37, and 38 on the Plan of Lots laid out by the University of Nashville called the "College Campus", not of record and described as follows:

BEGINNING at a point in the east margin of Fourth Avenue South, formerly Cherry Street; about 93 feet south of the southeast corner of Fourth Avenue South and Peabody Street; thence in a southerly direction along said margin of Fourth Avenue South 150 feet, to an alley; thence easterly with the northerly margin of said alley, 160 feet, more or less, to Hume Street; thence in a northerly direction and along the westerly margin of Hume Street 150 feet more or less, to a point about 93 feet south of Peabody Street; thence in a westerly direction and parallel with Peabody Street 160 feet, more or less to the point of beginning.

Being the same property conveyed to 3MS Two Properties, LLC by Warranty Deed dated May 31, 2006, from I-65 Realty Partners, LLC a Nevada limited liability company, recorded June 5, 2006, in Instrument Number 20060605-0066417, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to **JMJ Enterprises, Inc., a Tennessee corporation, as to 1/3 interest, Gesis Thana, an individual, as to 1/3 interest, George Madappallil, an individual, as to 1/6 interest and Mary George, an individual, as to 1/6 interest** by Quitclaim Deed from **3MS Two Properties, LLC, a Tennessee limited liability company**, recorded simultaneously herewith in Instrument Number 20210615-0080866, in the Register's Office of Davidson County, Tennessee.

AND Further being the same property conveyed to **504 4th Avenue South, LLC, a Tennessee limited liability company** by Warranty Deed from **JMJ Enterprises, Inc., a Tennessee corporation, as to 1/3 interest, Gesis Thana, an individual, as to 1/3 interest, George Madappallil, an individual, as to 1/6 interest and Mary George, an individual, as to 1/6 interest,** recorded simultaneously herewith in Instrument Number 20210615-0080867, in the Register's Office of Davidson County, Tennessee.

This is **improved** property, known as 504 4th Avenue South, Nashville, TN 37210
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 4th day of June, 2021.

504 4th Avenue South, LLC, a Tennessee limited liability company

By: Spencer Wang
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Charles Palmer Pillans IV of the state and county mentioned, personally appeared Spencer Wang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of 504 4th Avenue South, LLC, the within named bargainor, a Tennessee Limited Liability Company, and as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, TN, this 4th day of June, 2021.

CHARLES PALMER PILLANS, IV
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. MAY 5, 2025
DAVIDSON COUNTY

Notary Signature

Printed Name: Charles Palmer Pillans IV

My commission expires: May 5, 2025

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171