Karen Johnson Davidson County
Batch# 669829 DEEDQC
07/01/2021 02:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210701-0089554

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:
Parthenon Holdings DE LLC
1900 Elm Hill Pike
Nashville, TN 37210-3712

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
104-02-0-116.00,
117.00,118.00
119.00, 120.00; and
092-14-0-055.00 &
057.00.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, PARTHENON INVESTMENTS, LLC, a Tennessee limited liability company, has bargained and sold and do hereby convey remise, release and forever quitclaim unto PARTHENON HOLDINGS DE LLC, a Delaware limited liability company, all its interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being a portion of land situated in the 21th Council District of Davidson County, Tennessee, being all of lots 39 & 52 and portion of lots 40, 53, 61 & 62 on the Revised Plan of West End Park Plat Book 421, page 83, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), and the closed portion of Alley Number 691 by Council Bill BL2019-36, otherwise known as proposed Lot 2 on the West End Park Consolidation plat, not of record at this time, and is more particularly described as follows;

Commencing at the approximate intersection of Avoca Street and Long Boulevard, thence North 57°38' East, a distance of 118.3+/- feet to an 5/8" iron rod set by Dale and Associates, having a pink cap, at the at the common corner of proposed Lots 1 & 2 on the West End Park Consolidation plat not of record at this time, on the northerly margin of Long Boulevard, at approximate Tennessee state plane coordinate location of, N:660,975.38 E:1,727,227.39, at the southwesterly of the subject property and being the point of beginning of herein described land;

leaving the margin of Long Boulevard, with the easterly margin of proposed Lot 1, for the next six (6) calls;
thence, North 12°08'45" West, a distance of 15.00 feet to an 5/8" iron rod set by Dale and Associates, having a pink cap;
thence, North 77°42'53" East, a distance of 4.70 feet to an 5/8" iron rod set by Dale and Associates, having a pink cap;
thence, North 12°17'07" West, a distance of 133.39 feet to an 5/8" iron rod set by Dale and Associates, having a pink cap;

thence, North 04°12'38" East, a distance of 166.00 feet to an 5/8" iron rod set by Dale and Associates, having a pink cap;
thence, North 85°47'22" West, a distance of 17.18 feet to an 5/8" iron rod set by Dale and Associates, having a pink cap;
thence, North 31°18'54" West, a distance of 23.26 feet to an 5/8" iron rod set by Dale and Associates, having a pink cap on the proposed southerly margin of alley number 701;

thence with said margin, North 58°41'06" East, a distance of 136.56 feet to an 5/8" iron rod set by Dale and Associates, having a pink cap at the common northerly corner of lots 2 & 3;

leaving the margin of alley number 701, with the easterly margin of proposed lot 3, for the next four (4) calls;
thence, South 31°18'54" East, a distance of 25.48 feet to an 5/8" iron rod set by Dale and Associates, having a pink cap;
thence, South 03°57'15" West, a distance of 63.63 feet to an 5/8" iron rod set by Dale and Associates, having a pink cap;
thence, South 86°02'45" East, a distance of 134.06 feet to an 5/8" iron rod set by Dale and Associates, having a pink cap;
thence, South 03°57'15" West, a distance of 266.91 feet to an 5/8" iron rod set by Dale and Associates, having a pink cap on the northerly margin of Long Boulevard;

thence with said margin, South 77°42'53" West, a distance of 201.49 feet to the point of beginning of herein described land, having an area of 72411.65 square feet or 1.66 acres more or less;

This description was taken from a Boundary Survey for a final plat, by Dale and Associates under project number 19072, dated January 29, 2019, and the legal description was written by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on May 6, 2021;

Being a portion of the same property conveyed to Parthenon Investments, LLC, Quitclaim Deed, dated July 9, 2019, from Ginsberg Family Partnership, L.P., as recorded in Instrument Number 20190715-0068585, R.O.D.C., TN; Also Being a portion of the same property conveyed to Parthenon Investments, LLC, Special Warranty Deed, dated June 7, 2019, from Mildred Hudgins Realty, LLC, (50.5%) and Leigh-Land Stables, LLC. (49.5%) as recorded in Instrument Number 20190610-0055300, R.O.D.C., TN; Property also includes abandoned Alley no. 691, as abandoned by Metro Ordinance No. 2019-36

This is unimproved property known as 31st Avenue North and Long Boulevard, Nashville, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 28 day of June, 2021.

PARTHENON INVESTMENTS, LLC,
a Tennessee limited liability company

By: _____
Name: Christopher Barnhizer
Title: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Christopher Barnhizer with whom I am personally acquainted and who upon his oath acknowledged himself to be the Authorized Agent of Parthenon Investments, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Christopher Barnhizer as Authorized Agent.

Witness my hand and official seal at office at Franklin, Tennessee, on this the 28 day of June, 2021.

_____
Notary Public

My Commission Expires: 8/15/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Sworn to and subscribed before me this the 30 day of June, 2021.

_____
Notary Public

My commission expires: 8/15/24

202107010089554

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/28/2021.

Kimberly D Hicks
Affiant
Date: 7/1/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1 day of July, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON