Karen Johnson Davidson County
Batch# 672524 DEEDQC
07/07/2021 03:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210707-0091640

QUITCLAIM DEED

FROM: Gregory E. Wood

TO: Monroe Nashville LP,
a Delaware limited partnership

This instrument was prepared by:
Ronald H. Bice Jr., Esq.
4515 Harding Place, Suite 103
Nashville, TN 37205

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number
		081-16-0-256.00
Monroe Nashville LP c/o Stoltz Management PO Box 2087 Bala Cynwyd, PA 19004	Same	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Yvonne Hall
Affiant

Sworn to and subscribed before me, this 6th day of July, 2021.

Melissa Ann Foster
Notary Public

My Commission Expires: 10/2/2023

MELISSA ANN FOSTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 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, Gregory E. Wood, an adult individual (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 811 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 6th day of July, 2021.

GRANTOR:

Gregory E. Wood

Gregory E. Wood, an adult individual

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gregory E. Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named Grantor, and that he being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal at office in Nashville, Tennessee, this 6th day of July, 2021.

Melissa Ann Foster

Notary Public

My Commission Expires: 10/2/2023



EXHIBIT A

PROPERTY DESCRIPTION

BEING LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 12, AS SHOWN ON MAP ENTITLED PLAN OF SUBDIVISION OF LOTS OF THE MCGAVOCK ESTATE, OF RECORD IN PLAN BOOK 1, PAGE 33, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE FULLY DESCRIBED AS:

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF MONROE STREET, BEING FORMALLY DESCRIBED AS THE NORTHEAST CORNER OF THE DRUG STORE ON THE CORNER OF MONROE STREET AND MCLEMORE STREET (NOW NINTH AVENUE NORTH), SAID POINT BEING NORTH 63 DEGREES 16 MINUTES 12 SECONDS EAST, A DISTANCE OF 26.55 FEET, MORE OR LESS FROM THE SOUTHEAST INTERSECTION OF MONROE STREET AND NINTH AVE NORTH; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MONROE STREET NORTH 63 DEGREES 16 MINUTES 12 SECONDS EAST, A DISTANCE OF 48.50 FEET, MORE OR LESS TO A FOUND HALF INCH REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 27 DEGREES 15 MINUTES 25 SECONDS EAST, A DISTANCE OF 145.66 FEET, MORE OR LESS TO A FOUND HALF INCH REBAR IN THE NORTHERLY LINE OF A FOURTEEN FOOT ALLEYWAY; THENCE ALONG SAID ALLEYWAY LINE SOUTH 64 DEGREES 25 MINUTES 46 SECONDS WEST, A DISTANCE OF 38.50 FEET, MORE OR LESS; THENCE LEAVING SAID ALLEYWAY LINE NORTH 31 DEGREES 12 MINUTES 32 SECONDS WEST, A DISTANCE OF 145.32 FEET, MORE OR LESS TO THE POINT OF BEGINNING; HAVING AN AREA OF 6,316 SQUARE FEET, OR 0.145 OF AN ACRE, MORE OR LESS.

BEARINGS IN THE DESCRIPTIONS ABOVE ARE BASED ON TENNESSEE STATE PLANE COORDINATES, TN ZONE, NAD-83, US FOOT.

BEING THE SAME PROPERTY CONVEYED TO GREGORY E. WOOD, BY DEED FROM SOUTHWOOD 69, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD AS INSTRUMENT NO. 20190725-0073076, DATED JULY 25, 2019, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Certificate of Authenticity

I, Brandy Gomaz, do hereby make oath that I am the 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 7/6/2021.
Date

Brandy Gomaz
Affiant Signature

7/6/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of July, 2021.

Melissa Ann Foster
Notary's Signature

My Commission Expires: 10/2/2023
Date

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