Karen Johnson Davidson County
Batch# 675327 DEEDQC
07/12/2021 03:26:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210712-0093488

This instrument was prepared by:
J. Bryan Echols, Esq.
Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
(615) 465-6006

QUITCLAIM DEED

FROM: SCOTT C. CHAMBERS, an individual, and ANDRÉE LEQUIRE, an individual, collectively, Grantor

TO: MAINLAND MONROE, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Mainland Monroe, LLC c/o Mainland Asset Management, LLC 118 – 16th Avenue South, Suite 230 Nashville, Tennessee 37203 Attention: Mr. Kenneth M. Larish	Same	082-09-0-066.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of July, 2021.

CHRIS RAYBECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2025

Notary Public
My Commission Expires: 5/5/2025

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SCOTT C.

CHAMBERS, an individual, and ANDRÉE LEQUIRE, an individual (collectively, "Grantor"), does quitclaim unto MAINLAND MONROE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property, all privileges, rights, easements, claims of adverse possession, rights of way and easements now or hereafter belonging or pertaining to any of the foregoing, including any portion thereof located in any neighboring rights of way, streets, or strips, all development rights, air rights, wind rights, water rights, riparian rights and water stock relating to the real property, and all other rights, benefits, licenses, interests, privileges, easements, tenements, and hereditaments appurtenant to such real property or used in connection with the beneficial use and enjoyment of such real property or any improvements thereon, or in anywise appertaining to such real property or the improvements thereon (collectively with the Land, the "Property").

The Property is improved property known as 1309 – 5th Avenue North, Nashville, Davidson County, Tennessee 37208.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this 9th day of July, 2021.

GRANTOR:

SCOTT C. CHAMBERS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Melinda A. Gray, a Notary Public of said County and State, SCOTT C. CHAMBERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 7th day of July, 2021.

MELINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public
My Commission Expires: 12-18-2023

ANDRÉE LEQUIRE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Melinda A. Gray, a Notary Public of said County and State, ANDRÉE LEQUIRE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 7th day of July, 2021.

MELINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public
My Commission Expires: 12-18-2023

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in the 19th Council District of Davidson County, Nashville, Tennessee, and being Lot 2 of Resubdivision of Lots 1 and 2, Plan of the Homestead Addition Estate of D. T. McGavock as recorded in Instrument Number 200203040026803, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on south by the northern right of way (ROW) of Monroe Street, bounded on the west by Lot 1 of said resubdivision plat, said Lot 1 being Katherine A. Sbarra as recorded in Instrument Number 201909200095634, RODC, bounded on the north by the southern ROW of Alley #208 and bounded on the east by the western ROW of 5th Avenue North. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found iron rod with cap lying on the northwest ROW intersection of said Monroe Street and said 5th Avenue North; thence along said northern ROW of Monroe Street South 63°21'33" West 106.69 feet to a found iron rod with cap; thence leaving said ROW of Monroe Street and along the common line of said Lot 1 North 26°48'39" West 159.72 feet to a found ½" iron rod lying on said southern ROW of Alley #208; thence along said ROW of Alley #208 North 63°14'14" East 106.69 feet to a set iron rod with cap lying on said western ROW of 5th Avenue North; thence along said ROW of 5th Avenue North South 26°48'39" East 159.95 feet to the point of beginning.

Tract contains 17,053 square feet or 0.39 acres.

Being a portion of the same property conveyed to NANCY HARDAWAY, DON CHALUS AND ERNEST CAMPBELL AND WIFE, BERDELLE CAMPBELL, by deed from NASHVILLE YOUNG MEN'S CHRISTIAN ASSOCIATION, of record in Book 6504, page 659, dated February 28, 1985, said Register's Office.

BERDELLE CAMPBELL having conveyed her interest to ERNEST CAMPBELL by quitclaim deed of record in Book 9471, page 586, said Register's Office.

ERNEST CAMPBELL having conveyed his interest back to BERDELLE CAMPBELL by quitclaim deed of record in Book 11282, page 452, said Register's Office.

BERDELLE CAMPBELL and DON CHALUS having conveyed their 2/3rds interest to SCOTT C. CHAMBERS AND ANDREE LAQUIRE by deed of record in Book 11534, page 727, said Register's Office.

NANCY HARDAWAY having conveyed her interest to SCOTT C. CHAMBERS AND ANDREE LEQUIRE by deeds of record in Instrument Nos. 20050413-0040894, 20071218-0145158 and 20071218-0145159, said Register's Office.

Certificate of Authenticity

I, Melissa Ann Foster, 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 7/9/2021.

Date

Melissa Foster

Affiant Signature

7/9/2021

Date

State of Tennessee

County of Davidson

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

Brandy Gomaz

Notary's Signature

My Commission Expires: 5-5-25

Date

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY