Karen Johnson Davidson County
Batch# 683897 DEEDQC
07/27/2021 08:51:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210727-0100368

This instrument prepared by:

Bass, Berry & Sims PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
615-742-6200

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map and Parcel
Nashville Natives GP 2731 Sawyer Bend Road Franklin, TN 37069	Same	072-00-0-010.00 Davidson County

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, PINSON PROPERTIES, LLC, a Tennessee limited liability company, and SCOJO PROPERTIES, LLC, a Tennessee limited liability company, hereby quitclaim, transfer and convey all of their right, title and interest in and to the following described real property to NASHVILLE NATIVES GP, a Tennessee general partnership, said property being a certain parcel of land in Davidson County, Tennessee more particularly described on Exhibit A hereto.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The above description is the same as in the prior deed.

IN TESTIMONY WHEREOF, the grantors have executed this deed on the 9 day of JULY, 2021.

Pinson Properties, LLC

By: _____
Maurice W. Pinson, Jr., its President

SCOJO Properties, LLC

By: _____
Scott Johnson, its President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Maurice W. Pinson, Jr., on behalf of Pinson Properties, LLC, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of Pinson Properties, LLC, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 9th day of July, 2021.

Notary Public

My Commission Expires:
4/3/2023

LEANN MARTIN MOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Scott Johnson, on behalf of SCOJO Properties, LLC, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of SCOJO Properties, LLC, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 9th day of July, 2021.

Notary Public

My Commission Expires:
4/3/2023

LEANN MARTIN MOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0.

Affiant

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

Notary Public

My Commission Expires: 4/3/2023

LEANN MARTIN MOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Being a certain parcel of land in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument in the northwesterly corner of Space Park Subdivision, a plat of which is of record in Book 3700, Page 137, Register's Office for Davidson County, Tennessee, which concrete monument is North 04°47' East, 333.35 feet from a concrete monument in the northerly margin of Ambrose Avenue at its intersection with the easterly margin of the said Space Park Subdivision; thence South 85°20' East 54.0 feet along a Nashville Electric Service Easement to the point of beginning of the herein described real property; thence South 03°17' West, 180.0 feet more or less along the easterly margin of said Space Park Subdivision; thence along said northerly margin South 85°20' East 236.78 feet, more or less, to a point; thence in a northerly direction 180.0 feet, more or less, to a point in the southerly margin of said Nashville Electric Service Easement; thence with the southerly margin of said Easement North 85°20' West, 263.78 feet, more or less, to the point of beginning; and containing 1.09 acres more or less.

Being the same property conveyed to Pinson Properties, LLC and SCOJO Properties, LLC from Camden Holdings of Tennessee, L.L.C., a Tennessee limited liability company, by Special Warranty Deed executed July 17, 2017, of record at Instrument Number 20170724-0074802 in the Register's Office for Davidson County, Tennessee.

TOGETHER with an easement for ingress and egress as set forth in the Driveway Easement of record in Book 6671, Page 430, said Register's Office.

This is improved commercial property known as 3215 Ambrose Avenue, Nashville, TN 37215.

30947096.v1

Certificate of Authenticity

I, Adam F. Harrer, do hereby make oath that I am a licensed attorney and/or 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 July 9, 2021.

Date

Affiant Signature

07/23/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of July, 20 21.

Lucretia Albert

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

