Karen Johnson Davidson County
Batch# 683904 DEEDQC
07/27/2021 08:51:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210727-0100377

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	Map: 091.11.0 Parcel: 287.07 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.
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:
7/3/2023

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:
7/3/2023

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

LAND in Davidson County, Tennessee, being Lot No. 1120 and the westerly 20 feet of Lot No. 1118, and the East 10 feet of Lot No. 1122 of Block 146, Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, of the Register's Office for said County.

SAID lot and parts of said lots adjoin and front together 55 feet on the South side of Alabama Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Pinson Properties, LLC and SCOJO Properties, LLC from Sheila B. Mathias by Warranty Deed executed February 6, 2014, of record at Instrument Number 20140207-0011004 in the Register's Office for Davidson County, Tennessee.

This is improved commercial property known as 5209 Alabama Avenue, Davidson County, Nashville, Tennessee 37209.

30930455.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)

