Karen Johnson Davidson County
Batch# 686576 DEEDQC
07/29/2021 01:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210729-0102289

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0**

Louis Lipschutz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF JULY, 2021.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 5/2/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARTIN A. KOOPERMAN, ATTORNEY AT LAW, 603 WOODLAND ST., NASHVILLE, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MONROE NASHVILLE LP **C/O STOLTZ MANAGEMENT**	**SAME**	**081-16-0-255.00**
(NAME) **P.O. BOX 2087**	(NAME)	
(ADDRESS) **BALA CYNWYD, PA 19004**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, LOUIS LIPSCHUTZ, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, BY THESE PRESENTS DO HEREBY REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST, UNTO **MONROE NASHVILLE LP, A DELAWARE LIMITED PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION

Being the same property conveyed to LOUIS LIPSCHUTZ AND WIFE, SYLVIA H. LIPSCHUTZ, by deed from JOSEPH L. PARKES AND WIFE, DOROTHY K. PARKES, of record in Book 4042, page 532, dated August 1, 1966, said Register's Office. Sylvia H. Lipschutz died March 20, 2012 leaving Louis Lipschutz as the surviving tenant by the entirety.

This conveyance is subject to matters shown on the Plan of record in Plan Book 1, Page 33, Chancery Court at Nashville, Tennessee; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **817 MONROE STREET, NASHVILLE, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28 day of July, 2021.

LOUIS LIPSCHUTZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Louis Lipschutz,** the 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 official seal at office this 28 day of July, 2021.

My Commission Expires: 5/2/2022

Notary Public

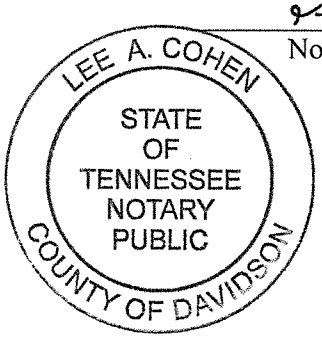


EXHIBIT "A"

BLEW & ASSOCIATES, PA Subject Property Description

CIVIL ENGINEERS & LAND SURVEYORS Nashville, TN

LAND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 12. ON D. T. MCGAVOCK'S SUB-DIVISION, A PLAN OF WHICH IS OF RECORD IN PLAN BOOK 1, PAGE 33, CHANCERY COURT AT NASHVILLE, TENNESSEE AND BEING FURTHER DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGINNING AT A FOUND PK NAIL LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF MONROE STREET (A 60' PUBLIC RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF 9TH AVENUE NORTH (A 50' PUBLIC RIGHT-OF-WAY), THENCE N63°16'12"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 26.55' TO A FOUND PK NAIL WITH CHISELED "X" IN CONCRETE AT THE NORTHWEST CORNER OF THAT PART OF LOT 12 CONVEYED TO MONROE NASHVILLE LP IN QUITCLAIM DEED NO. 20210707-0091640 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY;

THENCE DEPARTING SAID SOUTHERLY LINE AND ALONG THE WESTERLY LINE THEREOF S31°12'33"E FOR A DISTANCE OF 145.32' TO THE SOUTHWEST CORNER THEREOF SITUATED ON THE NORTH LINE OF A PUBLIC ALLEY;

THENCE DEPARTING SAID LANDS OF MONROE NASHVILLE LP, S64°25'46"W ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 27.55' TO SAID EASTERLY LINE OF 9TH AVENUE NORTH;

THENCE N30°49'58"W ALONG THE EASTERLY LINE THEREOF FOR A DISTANCE OF 144.69' TO THE POINT OF BEGINNING, CONTAINING 3,908 SQUARE FEET OR 0.090 ACRES, MORE OR LESS.

3825 NORTH SHILOH DRIVE • FAYETTEVILLE / ARKANSAS • 72703
PHONE: 479-443-4506 • FAX: 479-582-1883

Certificate of Authenticity

I, Melissa 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 7/28/2021.
Date

Melissa Foster
Affiant Signature

7/28/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th 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