Karen Johnson Davidson County
Batch# 693799 DEEDQC
08/10/2021 10:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210810-0107493

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

THIS INSTRUMENT PREPARED BY:

Talbott P. Ottinger, Esq.
Maynard, Cooper & Gale, P.C.
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn before me this 4 day of August, 2021.

Notary Public

My Commission Expires: 3/6/24

Address New Owners:	Send Tax Bills To:	Map and Parcel:
907 Dickerson Partners, LLC c/o 907 Dickerson Manager, GP 3201 Trevor Street, Ste. 200 Nashville, TN 37209 Attn: McClain Towery	New Owner	082-02-0-063.00 082-02-0-064.00 082-02-0-065.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **RPMSkyline, LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby quitclaim, transfer and convey unto **907 Dickerson Partners, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right title and interest in and to that certain improved real property located in Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved real property located at **907, 917 and 921 Dickerson Pike, Nashville, Tennessee 37207.**

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

* * *

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective as of the ____ day of August, 2021.

GRANTOR:

RPMSkyline, LLC,
a Tennessee limited liability company

By: _____
Name: Danielle Rice
Title: Sole Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Danielle Rice**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of **RPMSkyline, LLC**, a Tennessee limited liability company, the within named bargainor, and that she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Sole Member.

Witness my hand and official seal at Davidson County, Tennessee, this 4th day of August, 2021.

_____
Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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EXHIBIT A
Legal Description

BOUNDED in general by North Dickerson Road on the west; George D. Gregory on the north; a 12' alley on the east; Said A. Mohammed on the south, and more particularly described as follows:

BEGINNING at a mag nail set in a brass cap in an ancient concrete wall on the east side of North Dickerson Road (35.59' from the center), located N11°14'25"E 130.00' from the north margin of Cleveland Street, also being the northwest corner of Said A. Mohammed (Ref. Instrument #200401114-0005943 R.O.D.C.); thence leaving Mohammed and with the east side of North Dickerson Road N11°14'25"E 277.00' to an iron pin set, the southwest corner of George D. Gregory (Ref. Book 3769, page 437 R.O.D.C.); thence leaving North Dickerson Road and with Gregory's south line S80°31'50"E 150.75' to an iron pin set on the west side of a 12' alley; thence leaving Dickerson and with the west side of said alley S10°30'32"W 276.91' to an iron pin set, the northeast corner of the aforementioned Said A. Mohammed; thence leaving the alley and with Mohammed's north line with an ancient concrete wall N80°31'50"W 154.29' to the POINT OF BEGINNING, containing 0.97 acres, more or less, and being a portion of Webb Investment Company, LTD. II property as recorded in Book 6969, page 206, Register's Office for Davidson County, Tennessee, according to a survey by Randolph L. Chapdelaine, R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated March 7, 2005.

Being the same property conveyed to RPMSkyline, LLC, a Tennessee limited liability company, by Warranty Deed dated as of June 13, 2019, from TTF Investments, LLC, a Tennessee limited liability company, of record as Instrument No. 20190617-0058272, in the Register's Office of Davidson County, Tennessee.

The above property also being described according to a survey prepared by Clint T. Elliott, TN RLS # 2437, of Clint Elliott Survey, bearing Project ID Dickerson 907-921, dated August 3, 2021 as follows:

BEGINNING at an Iron Rod New set on the western right-of-way of Dickerson Pike (66' ROW), said point also being the Northwest corner of Lot 4 of Sharpe & Horns Second Addition to Northeast Nashville of record in Book 161, Page 53, R.O.D.C.TN.;

THENCE, leaving said lot 4, following said Dickerson Pike, with a curve to the right, said curve having a radius of 5697.22, an arc length of 165.51 feet, a delta of 1 degree 39 minutes 52 seconds and a chord of North 7 degrees 48 minutes 33 seconds east for a distance of 165.50 feet to a point;

THENCE, continuing with said Dickerson Pike, North 8 degrees 38 minutes 29 seconds East for a distance of 110.31 feet to an Iron Rod (new) being the southwest corner of the Gregory Legacy Properties as of record in QC-20161299-0136977 R.O.D.C.TN.;

THENCE, leaving said Dickerson Pike, following said Gregory Legacy Properties, South 83 degrees 35 minutes 07 seconds east for a distance of 152.80 feet to an Iron Rod (new) set on the west side of Metro Alley # 309;

THENCE, leaving said Gregory Legacy Properties, following said Alley, South 6 degrees 35 minutes 29 seconds west for a distance of 275.56 feet to an Iron Rod (old) being the southeast corner of said lot 3;

THENCE, leaving said Alley, following said lot 3, North 83 degrees 37 minutes 47 seconds west for a distance of 160.26 feet to the point of beginning;

Containing 43,342 ± square feet or 0.995 acres more or less.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/09/2021 (date ~~of document~~).

Affiant Signature

08/09/2021
Date

State of TN

County of DAVIDSON

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

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL