Karen Johnson Davidson County
Batch# 697250 DEEDQC
08/13/2021 10:59:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210813-0109544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 13th day of August, 2021.

Notary Public
My Commission Expires: 10/2/23

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Propco 609 Merritt, LLC 542 Turtle Creek Drive Brentwood, TN 37027	Same as New Owner	105-070-478.00

This instrument prepared by: David B. Gray, Gray Law Firm PLC
4235 Hillsboro Pike, Suite 300, Nashville, Tennessee 37215

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **CHAD M. GROUT** ("Grantor"), hereby sells and quitclaims to **Propco 609 Merritt, LLC**, a Tennessee limited liability company ("Grantee"), its successors and/or assigns, all of Grantor's rights, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property, known as 609 Merritt Avenue, Nashville, TN 37203

Executed this 13th day of August, 2021.

CHAD M. GROUT, Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, CHAD M. GROUT, 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, this 13th day of August, 2021

Notary Public
My Commission Expires: 10/2/23

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 6 AND 7, AS SHOWN ON THE MAP ENTITLED HAMILTON LANDS INDUSTRIAL SUBDIVISION, OF RECORD IN BOOK 3600, PAGE 58, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

ALSO DESCRIBED ACCORDING TO A SURVEY PREPARED BY DAVID B. SMITH, RLS NO. 1409, DBS & ASSOCIATES ENGINEERING, PROJECT NO. 33800, DATED JANUARY 9, 2019, LAST REVISED APRIL 4, 2019, AS FOLLOWS:

BEING A PARCEL OF LAND LOCATED IN THE 17TH COUNCIL DISTRICT OF DAVIDSON COUNTY TENNESSEE, SAID PARCEL BELONGING TO CHRIS & KARIN MOOLMAN AS RECORDED IN INSTRUMENT NO. 20131018-0108889, (TRACT II) AS RECORDED IN THE REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY TENNESSEE (R.O.D.C.T), SAID PARCEL ALSO BEING LOT 6 & 7 AS SHOWN ON PLAT ENTITLED HAMILTON LANDS INDUSTRIAL SUBDIVISION, BEING BLOCK 7 MARY E. HAMILTON LANDS, (PLAT BOOK 3600, PAGE 58), SAID LOTS BEING GENERALLY LOCATED WEST MARTIN STREET, EAST OF HAGAN STREET, NORTH OF HAMILTON AVENUE, SOUTH OF AND ADJACENT TO MERRITT AVENUE, SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A SPIKE FOUND IN THE SOUTH RIGHT OF WAY OF MERRITT AVENUE, (A 50 FOOT RIGHT OF WAY, PLAT BOOK 3600, PAGE 58), SAID SPIKE ALSO BEING THE NORTHEAST CORNER OF THE MARCIAS & EDELMAN PROPERTY, (INST. NO. 20141212-0113961), SAID SPIKE ALSO BEING THE NORTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT AND HAVING TENNESSEE STATE PLANE COORDINATES OF NORTHING: 658480.39, EASTING: 1740906.38;

THENCE LEAVING SAID MARCIAS & EDELMAN PROPERTY AND WITH THE SOUTH RIGHT OF WAY OF MERRITT AVENUE, SOUTH 82°10'04" EAST, 110.00 FEET TO AN IRON PIN SET, SAID PIN BEING THE NORTHWEST CORNER OF THE CHRIS & KARIN MOOLMAN, (INST. NO. 20131018- 0108889, TRACT I, LOTS 8 & 9), SAID PIN ALSO BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE LEAVING SAID MERRITT AVENUE, SOUTH 7°16'55" WEST, 172.50 FEET TO AN IRON PIN SET IN THE NORTH RIGHT OF WAY OF ALLEY # 1805, (A 15 FOOT RIGHT OF WAY, PLAT BOOK 3600, PAGE 58), SAID PIN BEING THE SOUTHWEST CORNER OF SAID CHRIS & KARIN MOOLMAN PROPERTY (TRACT I), SAID PIN ALSO BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND HAVING TENNESSEE STATE PLANE COORDINATES OF NORTHING: 658294.29, EASTING: 1740993.49;

THENCE LEAVING SAID CHRIS & KARIN MOOLMAN PROPERTY (TRACT I), AND WITH THE NORTH RIGHT OF WAY OF SAID ALLEY, NORTH 82°12'41" WEST, 110.00 FEET TO AN IRON PIN FOUND, SAID PIN BEING THE SOUTHEAST CORNER OF SAID MARCIAS & EDELMAN PROPERTY, SAID PIN ALSO BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE LEAVING SAID ALLEY, NORTH 7°16'56" EAST, 172.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 18,978.8 SQUARE FEET OR 0.44 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CHAD M. GROUT BY DEED FROM CHRIS MOOLMAN AND KAREN MOOLMAN, AS OF RECORD IN INSTRUMENT NO. 20190417-0035333, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.