Karen Johnson Davidson County
Batch# 705322 DEEDQC
08/26/2021 10:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210826-0115261

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

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

Notary Public

My commission expires: 1/8/2024

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Threshold Investment Partners, LLC 113 Greenwood Avenue Nashville, Tennessee 37206	New Owner	13203001200

[This deed is prepared with information provided by the client and/or owner without the benefit of a title search and/or examination.]

FOR AND IN CONSIDERATION of the sum of $0.00, CJM NASHVILLE, LLC, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto THRESHOLD INVESTMENT PARTNERS, LLC, a Tennessee limited liability company, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 1010 Hardison Street, Nashville, Tennessee 37204.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 16th day of August, 2021.

CJM NASHVILLE, LLC,
a Tennessee limited liability company

By: _____
Name: Christopher Pierce Bradshaw
Title: Manager

STATE OF KS
COUNTY OF Johnson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Christopher Pierce Bradshaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Manager of CJM Nashville, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Manager of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Christopher Pierce Bradshaw, Manager of the company.

Witness my hand and seal, at office in Olathe, KS, this the 16 day of August, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 11/20/24

RICHARD STANLEY
Notary Public-State of Kansas
My Appt. Expires 11/20/24

Exhibit A

Legal Description

Land situated in the 16th Council District of Davidson County, Tennessee, and is more particularly described as follows:

Commencing at the approximate intersection of Hardison Street and Powell Avenue, thence in a Southwesterly direction a distance of 267.1 feet, more or less, to a mag-spike set, with a washer stamped Dale and Associates on the Southerly margin of Hardison Street on the Northerly line of Q Center, LLC, of record in Instrument No. 20021203-0148861, in the Register's Office of Davidson County, Tennessee at approximate Tennessee State Plane Coordinate of N:644,217.53, E:1,743,335.76, and being the Southeasterly most corner of herein described land;

Thence South 70° 54' 10" West, a distance of 52.12 feet to a ½" iron rod found, having no cap;

Thence, South 70° 53' 44" West, a distance of 238.48 feet to a ½" iron rod found, set by Cherry Land Surveying on the Easterly margin of the CSX Transportation Rail Road;

Thence with said margin, North 21° 26' 10" West, a distance of 216.82 feet to a ½" iron rod found, set by Cherry Land Surveying, at the Southwest corner of Tennessee Development Company, of record in Deed Book 1561, Page 117, in the Register's Office for Davidson County, Tennessee;

Leaving the Rail Road margin with the Southerly and Easterly line of Tennessee Development Company for the next four (4) calls;

Thence with said line, North 70° 40' 08" East, a distance of 238.30 feet to a mag-spike set, with a washer stamped Dale and Associates;

Thence South 46° 57' 25" East, a distance of 12.00 feet to a mag-spike set, with a washer stamped Dale and Associates;

Thence, South 41° 45' 25" East, a distance of 90.30 feet to a mag-spike set, with a washer stamped Dale and Associates;

Thence, South 28° 37' 25" East, a distance of 125.40 feet to the point of beginning of herein described land.

Being the same property conveyed to CJM Nashville, LLC, a Tennessee limited liability company by Quitclaim Deed of record in Instrument No. 20210416-0050870 in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 August 16, 2021 (date of document).

Affiant Signature

7-6-2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

