Karen Johnson Davidson County
Batch# 711904 DEEDQC
09/08/2021 01:45:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20210908-0120377

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger, Esq.** **MAYNARD, COOPER & GALE, P.C.** **3838 Cleghorn Avenue, Suite 250** **Nashville, Tennessee 37215**	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 30th day of August, 2021. Notary Public My Commission Expires: LINDA L MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-03-2023

QUITCLAIM DEED OF CONSOLIDATION

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
500 28th Holdings, LLC **217 38th Avenue North** **Nashville, Tennessee 37209**	**New Owner**	092-10-0-264.00 092-10-0-265.00 092-10-0-266.00 092-10-0-267.00 092-10-0-267.01 092-10-0-267.02

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, this Quitclaim Deed of Consolidation, is made and entered into by and between **500 28TH HOLDINGS, LLC**, a Tennessee limited liability company, as Grantor, hereunder to itself as Grantee hereunder, for the purpose of consolidating certain tracts as described herein.

WITNESSETH:

For the sole purpose of consolidating certain tracts owned by the aforesaid Grantor into one (1) tract, Grantor does hereby quitclaim, transfer and convey unto itself as Grantee, those certain tracts of real property situated in Davidson County, Tennessee described as the "Unconsolidated Description" on Exhibit A attached hereto and made a part hereof, into one consolidated tract described as the "Consolidated Parcel" on Exhibit B (the "Property"). The Property is subject to all applicable easements and restrictions, recorded and unrecorded.

This is improved Property known as **500, 502, 504, 506 and 508 28th Avenue North and 510 27th** Avenue North, Nashville, Davidson County, Tennessee 37209.

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.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed of Consolidation to be effective for all purposes as of the 30th day of August, 2021.

GRANTOR:

500 28TH HOLDINGS, LLC,
a Tennessee limited liability company

By: _____
Adam S. Pitts, President

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Adam S. Pitts, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that such person is the President of **500 28th Holdings, LLC**, the within named bargainor, a Tennessee limited liability company, and that such person acting as President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company in his capacity as President.

Witness my hand, at office, this 30th day of August, 2021.

_____
Notary Public

My Commission Expires: 1-3-2023

LINDA L MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

EXHIBIT A

Unconsolidated Description

Tract 2:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being all of Lots 11-16 and parts of Lots 17-21 on M.S. Pilcher's Resubdivision of Block "D" of M.B. and M.S. Pilcher's Resubdivision of Part of the Barrow Land of record in Plat Book 57, Page 151 and being more particularly described as follows:

Beginning at an existing iron rod at the intersection of the easterly right-of-way line of 28th Avenue North, 50 feet in width and the southerly right-of-way line of Alley Number 945, 16 feet in width;

Thence leaving the easterly right-of-way line of 28th Avenue North with the southerly right-of- way line of Alley Number 945, South 82 deg 50 min 19 sec East, 441.46 feet to an existing iron rod on the westerly right-of-way line of a railroad;

Thence with the westerly railroad right-of-way line, South 56 deg 49 min 13 sec West, 324.59 feet to an existing iron rod at the center of Felicia Street, 50 feet in width and closed by Ordinance Number 79-1477;

Thence with the center of said Felicia Street, South 78 deg 45 min 13 sec West, 109.71 feet to an existing iron rod on the easterly right-of-way line of said 28th Avenue North;

Thence with the easterly right-of-way line of 28th Avenue North for the following two calls:

1) North 14 deg 27 min 47 sec West, 246.10 feet to an existing iron rod;
2) North 09 deg 47 min 08 sec East, 16.00 feet to the point of beginning; containing 61,486 square feet or 1.412 acres more or less.

Said Tract 2 being a collective description of Tracts 4, 5, 6, 7 8 and 9, each individually described as set forth below.

Tract 4:

A parcel of land located in Block "D" in M.S. and M.B. Pilcher's Resubdivision of Block "D" recorded in Book 57, pages 91 and 151, of said Register's Office, and being that part of Lots 16, 17, 18, 19, 20, and 21 in said Block "D" that lie north of a line 40 feet northerly from and parallel to the center line of the main tract of the Tennessee Central Railway as then located.

Tract 5:

Land in Davidson County, Tennessee, being parts of Lots Nos. 12 and 13, all of 14, and part of 15 on the Plan of M.S. Pilcher's Resubdivision of Block "D" in M.B and M.S. Pilcher's Subdivision of part of the Barrow property as of record in Book 57, page 151, Register's Office for said County, described according to a survey made by Hickerson & Hickerson, Engineers, as follows:

Beginning at an iron pin on the easterly margin of 28th Avenue North, 119 feet southerly from the southeast comer of said Avenue and 16 foot alley, said alley being the first alley north of the Tennessee Central Railroad, said point being also in an old stone wall located in the southern boundary line of the property conveyed to Frances K. Knight and established by the said Frances K. Knight et al by property line agreement; thence with said old stone wall in said established line, North 73 deg. 30' East 120.5 feet to an

iron pin in the westerly margin of a 12 foot alley; thence with same South 18 deg. 30' East 100 feet to an iron pin; thence with an old established wire fence South 73 deg. 30' West 124 feet to an iron pin in the easterly margin of 28th Avenue North; thence with same North 16 deg. 30' West 100 feet to the beginning.

Included in the above description, but excluded from the within conveyance is that portion of the property lying southerly of the boundary line between the properties known as 502 and 504 28th Avenue North, as shown on the Plat of record in Book 4040, page 700, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Tract 6:

Land in Davidson County, Tennessee, being parts of Lots 12, 13, all of 14, and part of Lot No. 15 on the Plan ofM.S. Pilcher's Re-Subdivision of Block "D" in M.B. and M.S. Pilcher's Subdivision of part of the Barrow property as of record in Book 57, page 151, Register's Office for said County, described according to a survey made by Hickerson & Hickerson, Engineers, as follows:

Beginning at an iron pin on the easterly margin of 28th Avenue North, 119 feet southerly from the southeast comer of said Avenue and 16 foot alley, said alley being the first alley north of the Tennessee Central Railroad, said point being also in an old stone wall located in the southern boundary line of the property conveyed to Frances K. Knight and established by the said Frances K. Knight, et al by property line agreement; thence with said old stone wall and said established line, North 73 deg. 30' East 120.5 feet to an iron pin in the westerly margin of a 12 foot alley; thence same South 18 deg. 30' East 100 feet to an iron pin; thence with an old established wire fence South 73 deg. 30' West 124 feet to an iron pin in the easterly margin of 28th Avenue North; thence with same North 16 deg. 30' West 100 feet to the beginning.

Included in the above description, but excluded from the within conveyance is that portion of the property lying northerly of the boundary line between the properties known as 502 and 504 28th Avenue North, as shown on the Plat of record in Book 4040, page 700, Register's Office for Davidson County, Tennessee, to which reference is made.

Tract 7:

Being a part of Lot No. 15, M.S. Pilcher's Re-Subdivision of Block "D" in M.B. & M.S. Pilcher's Subdivision of part of the Barrow Property as of record in Book 57, page 151, said Register's Office, and a part of Felicia Street, closed by Ordinance 66.908 and described according to survey made by Barge-Waggoner & Summer, Inc., as follows:

Beginning in the east margin of 28th Avenue North, at a point in the center of Felicia Street, closed thence with said Avenue, North 16 deg. 58' West 41.93 feet; thence along an old fence line, North 73 deg. 30' East 111.64 feet to the west margin of an alley; thence with said alley South 13 deg. 38' East 22.20 feet; thence along the north margin of Felicia Street, closed, North 76 deg. 15' East 6 feet; thence South 13 deg. 38' East 24.27 feet to a point in the north margin of the Tennessee Central Railroad right-of-way; thence with said right-of-way South 54 deg. 19' West 2.03 feet; thence leaving said right-of-way and with the center of Felicia Street, closed, South 76 deg. 15' West 113 .17 feet to the beginning.

Tract 8:

Land in Davidson County, Tennessee, being Parts of Lots Nos. 11 and 12 on the Map of M.S. & M.B. Pilcher's Subdivision, of record in Book 57, Page 151, Register's Office for said County, and described as follows:

Beginning at the northwest corner of Lot No. 11, being the southeast intersection of 28th Avenue North and Benson Avenue, formerly an alley; thence with the margin of Benson Avenue easterly 128 feet to the westerly margin of an alley; thence with the margin of said alley southerly 21 feet 3 inches to a point; thence southwesterly 124 feet more or less to the easterly margin of 28th Avenue North, which point is 19 feet 6 inches north of the corner of Lots 12 and 13; thence with the margin of 28th Avenue North, northerly 53 feet 6 inches to a turn in said Avenue, and continuing with the same, northerly 16 feet to the point of beginning.

Tract 9:

Land in Davidson County, Tennessee, being parts of Lots Nos. 11, 12, and 13 on the Plan of M.S. Pilcher's Resubdivision of Block "D" in M.B. and M.S. Pilcher's Subdivision of part of the Barrow Property, as of record in Book 57, page 151, Register's Office for said County, described as follows:

Beginning on the easterly margin of 28th Avenue North at a point 69.5 feet south of the southerly margin of the first alley north of Felicia Street, being the southwest corner of the property conveyed to E.J. Thornton and wife, by deed from Miss Flora Gray, of record in Book 1640, page 243, said Register's Office; thence with Thornton's southerly line eastwardly 123.3 feet to an iron pin, 21 feet 3 inches south of the southerly margin of said alley; thence with said alley southwardly 56.66 feet to an iron pin in the northeast corner of the property conveyed to Calvin Toler by deed from Ida Bennett, of record in Book 1250, page 216, said Register's Office; thence with Taler's northerly line westwardly 118.4 feet to an iron pin in the easterly margin of 28th Avenue North; thence with said Avenue northwardly 56.66 feet to the beginning.

Being the same property conveyed to 500 28th Holdings, LLC, a Tennessee limited liability company, by Special Warranty Deed recorded on November 1, 2019, from Charles T. Wehby and/or Sally J. Wehby, Trustees of the Charles & Sally Wehby Living Trust Established by the Revocable Trust Agreement of Charles T. Wehby dated December 17, 2014, in Instrument No. 20191101-0112738 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Consolidated Description

LAND SITUATED IN 21ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) LYING IN THE SOUTHERLY MARGIN OF ALLEY #945 (16' R.O.W.) AND IN THE NORTHERLY MARGIN OF CHEATHAM COUNTY RAIL COMPANY OF RECORD IN INSTRUMENT 20150122-0006162, R.O.D.C. BEING THE NORTHEASTERLY CORNER OF THE HEREON DESCRIBED TRACT;

THENCE, ALONG SAID NOTHERLY MARGIN OF CHEATAM COUNTY RAIL COMPANY THE NEXT TWO (2) CALLS:

THENCE, S56°50'27"W, A DISTANCE OF 324.59' TO AN IRON ROD (NEW);

THENCE, S78°46'27"W, A DISTANCE OF 109.84' TO AN IRON ROD (NEW);

THENCE, ALONG THE EASTERLY MARGIN OF 23RD AVE. NORTH (50' R.O.W.) THE NEXT TWO (2) CALLS:

THENCE, N14°15'10"W, A DISTANCE OF 248.02' TO AN IRON ROD (OLD);

THENCE, N10°04'26"E, A DISTANCE OF 16.00' TO AN IRON ROD (NEW);

THENCE, ALONG SAID ALLEY #945 S82°33'12"E, A DISTANCE OF 441.46' TO THE POINT OF BEGINNING,

CONTAINING 61,855 SQUARE FEET OR 1.42 ACRES, MORE OR LESS.

Being the same property conveyed to 500 28th Holdings, LLC, a Tennessee limited liability company, by Special Warranty Deed recorded on November 1, 2019, from Charles T. Wehby and/or Sally J. Wehby, Trustees of the Charles & Sally Wehby Living Trust Established by the Revocable Trust Agreement of Charles T. Wehby dated December 17, 2014, in Instrument No. 20191101-0112738 in the Register's Office of Davidson County, Tennessee.

LESS AND EXCEPT that portion of the property conveyed by Agreement for Dedication of Public Right-of-Way by and between 500 28th Holdings, LLC and The Metropolitan Government of Nashville and Davidson County, Tennessee, filed for record on December 3, 2020, and recorded in Instrument No. 20201203-0140570, Registers Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Talbott P. Ottinger, 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 1, 2021.

Affiant Signature

8/26/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of August, 2021.

Notary's Signature

My Commission Expires: Sept. 6, 2022
Date

Notary's Seal (if on paper)

