Karen Johnson Davidson County
Batch# 719292 DEEDQC
09/17/2021 02:17:56 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210917-0125386

This Instrument Prepared By:
John M. McDonald
Evans, Jones & Reynolds, P.C.
SunTrust Plaza, Suite 710
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:

Woodstock Holdings, LLC
Attn.: Barbara Coursey
2500 Westwood Avenue
Nashville, TN 37212

Send Tax Bill To:

Woodstock Holdings, LLC
Attn.: Barbara Coursey
2500 Westwood Avenue
Nashville, TN 37212

Map-Parcel Numbers:

105 03 0 229.00
105 08 0 088.00
105 03 0 234.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, and as part of its dissolution as permitted under T.C.A. Section 48-24-105, **WVL INVESTMENTS, INC. (FORMERLY KNOWN AS WOODSTOCK VINTAGE LUMBER, INC.)**, as Grantor, by these presents does hereby quitclaim and convey unto **WOODSTOCK HOLDINGS, LLC**, as Grantee, all of Grantor's interest in and to those certain tracts or parcels of land in Davidson County, Tennessee, and more particularly described on Exhibit A hereto.

WITNESS my hand this 14th day of September, 2021.

CHELSEA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WVL INVESTMENTS, INC.

By: _____
Barbara Coursey, Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Chelsea Miller, a Notary Public in and for said State and County, **Barbara Coursey**, Officer for **WVL Investments, Inc.**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2021.

1/8/2024
My Commission Expires

Chelsea Miller
Notary Public

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration of this transfer is $0.00.

Barbara Coursey, Officer

Subscribed and sworn to before me, this 14th day of September, 2021.

Notary Public

My Commission Expires: 1/8/2024

CHELSEA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PARCEL 1 – 1330 2ND Avenue, Nashville, TN 37203

The following lands and property, together with all improvements located thereon, lying in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 in John Lumsdens Plan No. 2 as of record in Deed Book 47, Page 116, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the east side of South Market Street now 2nd Avenue South in the City of Nashville and runs back eastwardly and between parallel lines 120 feet to an alley.

Being the same property conveyed to Woodstock Vintage Lumber by Warranty Deed dated the 30th day of August, 2006, by Evans Pope, Sr., James Pope and Caulette Pope, and of record in Instrument No. 20060920-0116475, Register's Office for Davidson County, Tennessee.

PARCEL 2 - 1264 3RD Avenue South, Nashville, TN 37210

TRACT NO. I

Land in Davidson County, Tennessee, being the southerly part of Lot No. 28 and the northerly part of Lot No. 29 on the Plan of John Nelson's Addition to Nashville, of record in Book 2, page 182 and 183, Register's Office for said County, Described as follows:

Beginning on the easterly margin of Third Avenue South, formerly College Street, at the northwest corner of part of said lot 29 owned by C.H. Rutherford, formerly owned by Sarah Shaw; thence with the easterly margin of said Avenue northerly 95 feet, more or less, to a part of said Lot 28, formerly owned by Hagan, now listed on Tax Books to M.H. Freeman; thence easterly with said Freeman line, 135 feet, more or less, to the westerly margin of an alley; thence with said alley southerly 95 feet, more or less, to said Rutherford's northwest corner; thence with his northerly line westerly 135 feet, more or less, to the beginning.

TRACT NO. II

Parcel A

Land in Davidson County, Tennessee, being part of Lot No. 29 in John Nelson's addition to Nashville, Tennessee, described as follows:

Beginning with the eastern margin of 3rd Avenue South, at the northwest corner of part of said lot, formerly owned by Samuel Davis, and running with the north line of said Davis lot eastwardly 133 feet more or less to an alley; thence with said alley, northwardly 30 feet to the southeast corner of the part of said lot once owned by W. Greenfield's heirs; thence with said Greenfield's lot, westwardly 133 feet more or less to 3rd Avenue South; thence with the eastern margin of 3rd Avenue, South, southwardly 30 feet to the beginning.

Parcel B

Land in Davidson County, Tennessee, being part of Lot No. 29 on the plan of John Nelson's Addition to Nashville, of record in Book 2, pages 182 and 183, Register's Office for said County, described as follows:

Beginning on the easterly margin of 3rd Avenue South, formerly College Street at the northwest corner of the Joseph Spry Lot, being about 32 feet northerly from the southerly line of said Lot No. 29; thence with the easterly margin of said Avenue, northerly 33 feet to the southwest corner of the C.H. Rutherford lot; thence with said Rutherford's southerly line easterly 135 feet, more or less, to the westerly margin of an alley; thence with said alley southerly 33 feet to said Spry's northeast corner; thence with his northerly line westerly 135 feet, more or less, to the beginning.

Being the same properties conveyed to Woodstock Vintage Lumber, its successors and assigns, from Trustees of Trinity African M E Church a/k/a Trinity African M.E. Church, by Warranty Deed dated the 6th day of July, 2011, record as Instrument No. 20110706-0051548, Register's Office for Davidson County, Tennessee.

PARCEL 3:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Consolidation Plat of Parcels 229, 230, and 231 on Property Map 105-3-Part of Lot 30 Plat of John Nelson Addition, of record in Instrument No. 200709120109545.

Being the same property conveyed to Woodstock Vintage Lumber, Inc. by Music Mill Entertainment, LLC by Warranty Deed dated the 14th day of February, 2014, and recorded as Instrument No. 20140227-0016984, Register's Office for Davidson County, Tennessee.

Being further described in the Affidavit of Scrivener's Error from Cavan K. McCann, as follows:

Land in Davidson County, Tennessee, Being Lot No. 1 on the Plan of Consolidation Plat of Parcels 229, 230, and 231 on Property Map 105-3 Part of Lot 30 Plat of John Nelson Addition, of record in Instrument No. 200709120109545, Register's Office for Davidson County, Tennessee, which plat reference is hereby made for a more complete legal description, in Instrument No. 20140612-0051176.