Karen Johnson Davidson County
Batch# 729279 DEEDQC
10/04/2021 10:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211004-0132988

Prepared by:
Colin T. Ferguson
Dickinson Wright PLLC
424 Church Street, Suite 800
Nashville, TN 37219
(615) 244-6538

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

REBECCA SANDFREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 29th day of September, 2021.

Notary Public
My Commission Expires: May 5, 2025

Address of New Owners	Send Tax Bills to:	Parcel Information
Stratum Holdings LP 3902 Park Avenue Nashville, TN 37209	Stratum Holdings LP 3902 Park Avenue Nashville, TN 37209	APN: 092-13-0-004.00

QUIT CLAIM DEED

For and in consideration of the sum of zero dollars ($0.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sunny Meadows LP, a Delaware limited partnership f/k/a Sunny Meadows, LLC**, hereinafter called the Grantor, does hereby remise, release and forever quit claim unto **Stratum Holdings LP, a Delaware limited partnership** hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, Block 10, on the Plan of Charlotte Park's Company's Second Addition to Nashville of record in Plat Book 57, Page (s) 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sunny Meadows, LLC by Warranty deed dated as of March 4, 2016, from Nashville Intown Development Co. LLC, recorded as Instrument No. 20160307-0021745, on March 7, 2016 in Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2021 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page (s)

160 and 161, Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **3900 Park Avenue, Nashville, Tennessee 37209-3743**.

In Witness Whereof, the said, **Grantor,** hereunto set by hands and seals this 29th day of September, 2021.

SUNNY MEADOWS LP

By: Hillsboro Property Ventures LLC
Its: General Partner

By: _____
Name: James Matthews
Title: President

NOTARY ACKNOWLEDGMENT

(STATE OF TENNESSEE)

(COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, **James Matthews**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the Authorized Signatory for **Sunny Meadows, LP**, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, the 29th day of September, 2021.

_____
Notary Public
My Commission Expires: May 5, 2025

REBECCA SANDFREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

4830-9233-0234 v3 [55800-3]

Tennessee Certification of Electronic Document

I, Rebecca Sandfrey, 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 September 29, 2021 (date of document).

Affiant Signature

July 22, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of July, 2021.

Laura Katherine Allison
Notary's Signature

MY COMMISSION EXPIRES: 5-5-25

NOTARY'S SEAL

