Karen Johnson Davidson County
Batch# 733283 DEEDQC
10/08/2021 03:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211008-0135905

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger, Esq.** **Ottinger Law Group, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn before me this 1st day of October, 2021. Notary Public My Commission Expires: 1-3-2023

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

Address New Owners:	Send Tax Bills To:	Map and Parcel:
500 28th MOB Partners, LLC 820 Shades Creek Pkwy Birmingham, AL 35209	New Owners	092-10-0-267.02

QUITCLAIM DEED

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, **500 28th Holdings, LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby quitclaim, transfer and convey unto **500 28th MOB Partners, LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right title and interest in and to that certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

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**.

* * *

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective as of the 4th day of October, 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 he 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 1st day of October, 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

Legal 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 (NEW) LYING IN THE SOUTHERLY MARGIN OF ALLEY #945 (R.O.W. VARIES) 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 NORTHERLY 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 106.34' TO AN IRON ROD (NEW);

THENCE, ALONG THE EASTERLY MARGIN OF 28TH AVE. NORTH (R.O.W. VARIES) THE NEXT THREE (3) CALLS:

THENCE, N14°21'18"W, A DISTANCE OF 240.05' TO AN IRON ROD (NEW);

THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 6.09', WITH A RADIUS OF 17.31', WITH A CHORD BEARING OF N04°16'34"W, WITH A CHORD LENGTH OF 6.06', TO AN IRON ROD (NEW);

THENCE, N04°48'22"E, A DISTANCE OF 14.51' TO AN IRON ROD (NEW);

THENCE, ALONG SAID ALLEY #945 S82°33'12"E, A DISTANCE OF 435.90' TO THE POINT OF BEGINNING,

CONTAINING 60,120 SQUARE FEET OR 1.38 ACRES, MORE OR LESS.

Being the same property conveyed to 500 28th Holdings, LLC, a Tennessee limited liability company, by that certain Quitclaim Deed of Consolidation recorded on September 8, 2021, in Instrument No. 20210908-0120377 in the Register's Office of Davidson County, Tennessee, and corrected in that certain Corrective Quitclaim Deed of Consolidation recorded on October 1, 2021, in Instrument No. _____ in the Register's Office of Davidson County, Tennessee. 202110080135904

True Copy Certification

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 10/04/2021.

Signature

Date: 10/04/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jennifer DiPerna, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature 10/04/2021

My Commission Expires: 01/08/2024
Notary Seal

