Karen Johnson Davidson County
Batch# 738002 DEEDQC
10/18/2021 08:13:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211018-0139238

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 13th day of October, 2021. Notary Public My Commission Expires: 01-03-2023

Address New Owners:	Send Tax Bills To:	Map and Parcel:
McGavock House Partners, LLC 3201 Trevor Street, Ste. 200 Nashville, TN 37209	New Owner	082-03-0-231.00 082-03-0-229.00

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, the **RCK Meridian Partners**, a Tennessee general partnership ("**Grantor**"), does hereby quitclaim, transfer and convey unto **McGavock House Partners, LLC**, a Tennessee 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 Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved real property located at **908 Meridian Street and 206 Vaughn Street, Nashville, Tennessee 37207.**

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

* * *

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective as of the 13th day of October, 2021.

GRANTOR:

RCK Meridian Partners,
a Tennessee general partnership

By: _____
Ed Cooper, Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Ed Cooper**, 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 Managing General Partner of **RCK Meridian Partners**, a Tennessee general partnership, the within named bargainor, and that he as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Managing General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of October, 2021.

_____
Notary Public

My Commission Expires: 1-3-2023

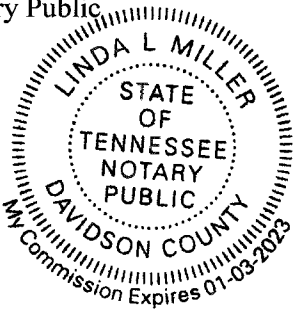


EXHIBIT A
Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being Lot 1 of the Revised Final Plat, Meridian Property, Phase II, as of record in Instrument Number: 20190917-0094125, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set in the westerly right-of-way line of Meridian Street, at a corner common with Lot 2 of the Revised Final Plat, Meridian Property, Phase II, also being the property of O.I.C. Meridian Townhomes, as of record in Instrument Number: 20190813-0080777, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Meridian Street, with the northerly property line of said Lot 2, North 83 deg 37 min 41 sec West, 263.30 feet to an iron rod set in the easterly property line of Stockell Street, LLC, as of record in Instrument Number: 20170510-0046198, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Stockell Street, LLC, North 06 deg 16 min 32 sec East, 81.63 feet to an iron rod set, at a corner common with the property of Timothy D. Supranomitz, as of record in Instrument Number: 20201211-0145979, at the Register's Office for Davidson County, Tennessee, and with the property of O'Malley Family Trust II, as of record in Instrument Number: 20170811-0082751, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of O'Malley Family Trust II, South 83 deg 21 min 32 sec East, 15.00 feet to an existing iron rod;

Thence North 06 deg 18 min 32 sec East, 50.00 feet to an existing iron rod;

Thence North 83 deg 29 min 57 sec West, 18.00 feet to an existing iron rod;

Thence North 06 deg 18 min 34 sec East, 161.71 feet to an existing iron rod in the southerly right-of-way line of Vaughn Street, at a corner common with the Sherwood Harvard Reynolds, as of record in Instrument Number: 20170816-0083884, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly right-of-way line of Vaughn Street, South 83 deg 32 min 19 sec East, 92.58 feet to an "X" in concrete, at a corner common with the property of North Edgefield Organized Neighbors, as of record in Instrument Number: 20091208-0112167, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Vaughn Street, with the westerly property line of North Edgefield Organized Neighbors, South 06 deg 14 min 06 sec West, 149.86 feet to an existing iron rod;

Thence with the southerly property line of North Edgefield Organized Neighbors, South 83 deg 24 min 23 sec East, 173.45 feet to an existing iron rod in the westerly right-of-way line of Meridian Street;

Thence with the westerly right-of-way line of Meridian Street, South 06 deg 15 min 29 sec West, 142.64 feet to the POINT OF BEGINNING.

Containing 50,852 square feet or 1.167 acres more or less.

Being the same property conveyed to RCK Meridian Partners, as of record in Instrument Number: 20170417-0037286, at the Register's Office for Davidson County, Tennessee.

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 10/13/2021.

Signature

Date: 10/13/2021

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 10/13/2021

My Commission Expires: 01/08/2024
Notary Seal

