Karen Johnson Davidson County
Batch# 750102 DEEDQC
11/05/2021 12:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211105-0148314

QUITCLAIM DEED

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 26th day of October, 2021.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Address New Owner is:	*Tax Bill To:*	*Map / Parcel*
Southern Exchange and Acquisition, Inc., Trustee of the Main Street Land Trust 109 Kenner Ave, Suite 201, Nashville, TN 37205	New Owner	Tract I Map 72.2 Parcel 139.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, know all persons by these presents, **Big Tent, LLC, a Tennessee limited liability company** (hereinafter referred to as "Grantor"), does hereby quitclaim and convey unto **Southern Exchange and Acquisition, Inc., Trustee of the Main Street Land Trust** (hereinafter referred to as the "Grantee"), its successors and assigns, all of its interest in the following described parcel of real estate located in Davidson County, Tennessee:

Tract I

Parcel A: Land in the 11th, formerly 18th Civil District of Davidson County, Tennessee, being Lot Nos. 14 and 15 on the plan of E. B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for said county, described together as follows: Beginning at the southeast corner of Masonic Home Road and short Street; thence with the southerly margin of Short Street eastwardly 132 feet 1 inch to the corner of Lot Nos. 15 and 16; thence with the line between said two lots southwardly 115 feet to the northerly line of Lot no. 13; thence westwardly with said line, 33 feet to the northeasterly margin of Masonic Home Road; thence with said road northwestwardly 150 feet 3 inches to the beginning.

Parcel B: Being Lot No. 22 on the Map of Craig's Subdivision of the Crownover Property of record in Book 894, pages 640 and 641, of the Register's Office for said County. Said Lot No.

22 fronts 50 feet on the northerly side of Short Street and runs back between parallel lines 140 feet to a dead line.
Parcel C: Being Lot No. 21 on the Map of E. B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for said County. Said Lot No. 21 fronts 50 feet on the northerly side of Short Street and runs back between parallel lines along the west right of way of Baxter Street 140 feet to a dead line in the rear.
Parcel D: Beginning at the northwest corner of Masonic Home Road and Baxter Avenue; thence with the northerly margin of the Masonic Home Road westerly 266.75 feet to a point in the curve of Masonic Home Road; thence with the said curve 51.28 feet to the southerly margin of Lot No. 15; thence with the corner margin of Lot No. 15 easterly 33 feet to the southerly margin of Short Street; thence with the southerly margin of short Street easterly 250 feet to the southwest corner of Short Street and Baxter Avenue; thence with the westerly margin of Baxter Avenue southerly 22.3 feet to the point of beginning.
Parcel E: Beginning at a point in the north margin of Short Street, which point is 100 feet westerly from the northwestern intersection of Short Street and Baxter Avenue; thence with the north margin of Short Street, westerly 331.79 feet to a point where Short Street intersects the northeast margin of Masonic Home Road; thence with the northeast margin of Masonic Home Road 182.84 feet to the northwest corner of Lot No. 30; thence easterly 439.46 feet to the northeast corner of Lot No. 23; thence with the easterly line of Lot No. 23 southerly 140 feet to the point of beginning.

Being part of the same property conveyed to Big Tent, LLC, a Tennessee limited liability company, by Quitclaim Deed from Upside, LLC, a Tennessee limited liability company, of record in Instrument Number 20170111-0003260 said Register's Office for Davidson County, Tennessee.

This is improved real property located on 3501 Baxter Street, Nashville, Tennessee.

Included in this conveyance is a portion of the abandoned road known as Baxter Street as is provided in ordinance BL2021-847, enacted by the Metropolitan Nashville & Davidson County Council, on September 7, 2021. The portion being conveyed is one-half of the abandoned roadway as is provided by law.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 26th day of October, 2021.

Big Tent, LLC, Member

ACKNOWLEDGEMENTS

STATE OF Tennessee }
COUNTY OF Davidson }

WITNESS my hand and official seal on this day of October 26, 2021.

Personally appeared before, the undersigned, a Notary Public in and for said County and State, Mark Carter, who upon oath, acknowledged him/herself to be Member for Big Tent, LLC, and as such, Member acknowledged that he/she is authorized to execute the foregoing instrument on behalf of Big Tent, LLC, the within named bargainor, and that he/she as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the Big Tent, LLC, by him/herself as Member.

Notary Public My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Certificate of Authenticity

I, Robert J. Notsinger do herby 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 10/26/2021.

AFFIANT SIGNATURE

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 26th day of October 2021.

NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

