(2)
Box 36

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 750579 DEEDQC
11/08/2021 09:40:25 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20211108-0148687

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

Subscribed and sworn to before me this 5th day of November, 2021.

NOTARY PUBLIC

My commission expires: 1/8/2024

FRANK S. PEBLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JAN 08, 2024

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35278.PFD

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
30th Core LLC 2206 21st Avenue South, Suite 200 Nashville, Tennessee 37212	NEW OWNER	104-2 275

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **191 Charter Place Investors, LLC, a Tennessee limited liability company (formerly known as 30th Avenue, LLC, a Tennessee limited liability company), as to a 66 2/3% undivided interest and Charter Logistics Center, LLC, a Tennessee limited liability company (formerly known as Lofts at Thirtieth, LLC, a Tennessee limited liability company) as to a 33 1/3% undivided interest**, hereinafter called "GRANTORS," by these presents, quitclaim, grant and convey unto **30TH CORE, LLC**, a Tennessee limited liability company, hereinafter called "GRANTEE," its successors and assigns, all their/its right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

FOR INFORMATION PURPOSES ONLY
Property Address: 210 30th Avenue North, Nashville, TN 37203

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer(s) on this the 5th day of November, 2021.

SIGNATURE & NOTARY PAGE(S) TO FOLLOW

SIGNATURE & NOTARY PAGE(S) TO
THE QUITCLAIM DEED

191 Charter Place Investors, LLC
a Tennessee limited liability company

By: _____
Ben H. Willingham, III

Its: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Ben H. Willingham, III, 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 Manager of 191 Charter Place Investors, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Manager, being authorized so to do executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

WITNESS my hand, at office, this 5th day of November, 2021.

_____
Notary Public

RICHARD W. SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 03, 2023

My Commission Expires: 1/3/23

SIGNATURE & NOTARY PAGE(S) TO
THE QUITCLAIM WARRANTY DEED

Charter Logistics Center, LLC
a Tennessee limited liability company

By: _____
Ben H. Willingham, III

Its: Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Ben H. Willingham, III, 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 Manager of Charter Logistics Center, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Manager, being authorized so to do executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

WITNESS my hand, at office, this 5th day of November, 2021.

_____
Notary Public

RICHARD W. SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 08, 2023

My Commission Expires: 1/3/23

EXHIBIT "A"
LEGAL DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 14, 15 & 16 of the Plan of W.W. Crandall's Subdivision of Lot No. 39 Boyd's Cockrill Spring, as of record in Plat Book 161, Page 102, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the southeasterly right-of-way line of Alley Number 720, 15 feet in width and the northeasterly right-of-way line of 30th Avenue North, 40 feet width, said pk nail set being located at Northing: 660,888.05; Easting: 1,727,725.14; on the State Plane Coordinate System; Thence leaving the northeasterly right-of-way line of 30th Avenue North, with the southeasterly right-of-way line of Alley Number 720, North 58 deg 27 min 50 sec East, 120.00 feet to a pk nail set at the intersection with the southwesterly right-of-way line of Alley Number 719, 12 feet in width; Thence leaving the southeasterly right-of-way line of Alley Number 720, with the southwesterly right-of-way line of Alley Number 719, South 31 deg 10 min 50 sec East, 150.00 feet to a pk nail set at the intersection with the northwesterly right-of-way line of Alley Number 700, 12 feet in width; Thence leaving the southwesterly right-of-way line of Alley Number 719, with the northwesterly right-of-way line of Alley Number 700, South 58 deg 27 min 50 sec West, 120.00 feet to a pk nail set at the intersection with the northeasterly right-of-way line of 30th Avenue North; Thence leaving the northwesterly right-of-way line of Alley Number 700, with the northeasterly right-of-way line of 30th Avenue North, North 31 deg 10 min 50 sec West, 150.00 feet to the POINT OF BEGINNING. Containing 18,000 square feet or 0.413 acres more or less.

Being the same property conveyed to LOFTS AT THIRTIETH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A 25% INTEREST, by deed of record as Instrument No. 20120307- 0019976 and 30TH AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A 75% INTEREST of record as Instrument No. 20120307-0011977, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LOFTS AT THIRTIETH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO AN 8 1/3% UNDIVIDED INTEREST, by Quitclaim Deed from 30TH AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record as Instrument No. 20140102-0000535, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LOFTS AT THIRTIETH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A 66 2/3% UNDIVIDED INTEREST, by Quitclaim Deed from 30TH AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record as Instrument No. 20150618-0058329, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to 30TH AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A 66 2/3% UNDIVIDED INTEREST by Quitclaim Deed from LOFTS AT THIRTIETH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20180103-0000791, Register's Office for Davidson County, Tennessee.

The said 191 Charter Place Investors LLC was formerly known as 30th Avenue, LLC but the name was changed by Articles of Amendment to Articles of Organization of record in Instrument No. 20211027-0144546, Register's Office for Davidson County, Tennessee.

The said Charter Logistics Center, LLC was formerly known as Lofts at Thirtieth, LLC but the name was changed by Articles of Amendment to Articles of Organization of record in Instrument No. 20211027-0144545, Register's Office for Davidson County, Tennessee.