Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
2710 Old Lebanon Road, Suite 5 Nashville, TN 37214-2159	Tax Map Parcel No _____ 105 100 366 00 105 100 296 00 105 100 356 00	New Owner

This instrument prepared by: Bradley Arant Boult Cummings, LLP (JRH)
1600 Division Street, Suite 700, P.O. Box 198062, Nashville, TN 37219

Karen Johnson Davidson County
Batch# 751317 DEEDQC
11/08/2021 02:25:25 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20211108-0149023

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **SAWTOOTH PARTNERS, LLC,** a Tennessee limited liability company (the "Grantor), by these presents hereby conveys, assigns, and quitclaims to **311 SAWTOOTH LLC,** a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as 2030 Lindell Avenue, Nashville, Tennessee.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 1 day of November, 2021.

MICAH ASHLEY WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-08-2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9.08.25

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 1st day of November, 2021.

SAWTOOTH PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Ronald E. Wenzler, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Micah Williams, a Notary Public of said County and State, personally appeared Ronald E. Wenzler, 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 President (or other officer authorized to execute the instrument) of SAWTOOTH PARTNERS, LLC, the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its President.

Witness my hand and seal, at Office in Nashville, Tennessee this 1st day of November, 2021.

MICAH ASHLEY WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-08-2025
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 9.08.25

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Being Lot No. 2-B on the plan of Resubdivision of Lot 2, Section One Hundred Three, Edgehill Estates, of record in Book 5200, page 247, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles D. Carter and John N. Myhr, by deed from Jack W. Douglas and wife, Charlotte Ann S. Douglas, on December 2, 1993, of record in Book 9177, page 84, Register's Office for Davidson County, Tennessee.

Parcel 2:

Tract No. 1:
Being the easterly portion of Lots Nos. 17, 18, 19 and 20 and all of Lot No. 21 in W.C. Cleveland's Addition to Waverly Place, as of record in Book 332, page 50, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made by Hickerson and Hickerson, Engineers, dated December 7, 1963, as follows:

Beginning on the northerly margin of Benton Avenue at the Southeast corner of Lot No. 21, said point is also the intersection with the westerly line of the right-of-way of the L&N Railroad; running thence with the westerly line of said Railroad right-of-way northwardly 434 feet to the southerly line of Lot No. 6 in Bransford Realty Company's Subdivision of the Horton Plan; thence with the southerly line of said Lot No. 6 and crossing an abandoned alley westwardly 152 feet to the easterly margin of a 10-foot alley; said alley is Alley No. 678 of the City of Nashville, as re-located and re-established by Ordinance No. 397 of the City of Nashville, enacted by the City Council of said City on April 30, 1926, and tracing or location of said alley, as re-located and re-established appears on Plate 59 of the Sewer Atlas of the City of Nashville in the office of the Engineer of said City, and on Plate 28 of G.M. Hopkins' Atlas of said City, 1908, in the office of said Engineer, together with an easement for sewerage purposes through, over and across the easterly part of said Lot No 19; thence with the easterly margin of said alley, southwardly 222.3 feet to a point in the easterly margin of said alley, said point is 10 feet east of the southeast corner of Lot No. 17 in the western boundary line of Lot No. 21; thence with the western boundary line of Lot No. 21, southerly 200 feet to a point in the northerly margin of Benton Avenue; thence with the northerly margin of Benton Avenue eastwardly 215 feet to the point of beginning.

Tract No. 2

Being the easterly part of Lot No. 6 on the Plan of Bransford Realty Company's Subdivision of the southern part of Lot No. 10 in the Horton Plan, as of record in Book 421, page 68, Register's

Office for said County. Said part of Lot No. 6 fronts 52 feet on the westerly side of an alley and extends back 140.5 feet on the southerly line and 125.8 feet on the northerly line to the easterly line of the property owned by Martha Tillman Norvell, and measures 51 feet, more or less, on said line.

Being the same property conveyed to Sawtooth Partners, LLC, a Tennessee limited liability company, by deed from Charles D. Carter and John N. Myhr, as of record in instrument number: 20090731-0072048, dated July 30, 2009, at the Register's Office for Davidson County, Tennessee.

Parcel 2 also being described in certain ALTA/NSPS Land Title Survey prepared by R. Scot Cherry of Cherry Land Surveying, Inc., dated July 24, 2008 and identified as project No. 08151CW as follows:

BEGINNING AT AN EXISTING IRON ROD LOCATED IN THE EASTERLY RIGHT-OF-WAY LINE OF LINDELL AVENUE, 50 FEET IN WIDTH, AT A CORNER COMMON WITH WARREN PAINT & COLOR CO., AS OF RECORD IN DEED BOOK 5295, PAGE 624, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID EXISTING IRON ROD BEING LOCATED AT NORTHING: 656,230.73; EASTING: 1,739,937.38; ON THE STATE PLANE COORDINATE SYSTEM NAD-83 (1990);

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF LINDELL AVENUE, WITH THE SOUTHERLY PROPERTY LINE OF WARREN PAINT & COLOR CO., SOUTH 81 DEG 57 MIN 56 SEC EAST, 208.42 FEET TO AN EXISTING IRON PIPE, IN THE WESTERLY RIGHT-OF-WAY LINE OF AN ALLEY NUMBER 678, WIDTH VARIES;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID ALLEY NUMBER 678, SOUTH 08 DEG 47 MIN 44 SEC EAST, 89.68 FEET TO AN IRON ROD SET;

THENCE SOUTH 81 DEG 16 MIN 39 SEC EAST; 8.71 FEET TO AN IRON ROD SET;

THENCE SOUTH 08 DEG 47 MIN 44 SEC EAST, 51,88 FEET TO AN IRON ROD SET AT THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 678, 10 FEET IN WIDTH;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 678 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 678, NORTH 81 DEG 36 MIN 17 SEC WEST, 147.18 FEET TO AN EXISTING IRON ROD, IN THE WESTERLY PROPERTY LINE OF AJEYA K. UPADHYAYA, ET UX, AS OF RECORD IN DEED BOOK 6413, PAGE 801, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 678, WITH THE WESTERLY PROPERTY LINE OF AJEYA K. UPADHYAYA, ET UX, NORTH 08 DEG 16 MIN 20 SEC WEST, 37.00 FEET TO AN EXISTING IRON ROD;

THENCE WITH THE NORTHERLY PROPERTY LINE OF AJEYA K. UPADHYAYA, ET UX,

SOUTH 88 DEG 06 MIN 25 SEC WEST, 101.83 FEET TO AN EXISTING IRON ROD IN THE EASTERLY RIGHT-OF-WAY LINE OF LINDELL AVENUE;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF LINDELL AVENUE, NORTH 07 DEG 54 MIN 47 SEC EAST, 116.71 FEET TO THE POINT OF BEGINNING. CONTAINING 28,418 SQUARE FEET OR 0.652 ACRES MORE OR LESS.

TRACT II
BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BENTON AVENUE, 65 FEET IN WIDTH, AND THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD, 66 FEET IN WIDTH, SAID IRON ROD SET BEING LOCATED IN NORTHING: 655,632.10; EASTING: 1,740,255.45; ON THE STATE PLANE COORDINATE SYSTEM NAD-83 (1990);

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BENTON AVENUE, NORTH 82 DEG 42 MIN 15 SEC WEST, 214.26 FEET TO A PK NAIL SET, AT THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 678, 10 FEET IN WIDTH;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF BENTON AVENUE, WITH THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 678, NORTH 08 DEG 07 MIN 55 SEC EAST, 199.77 FEET TO A PK NAIL SET;

THENCE NORTH 08 DEG 16 MIN 20 SEC WEST, 215.99 FEET TO A PK NAIL SET;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 678, SOUTH 81 DEG 16 MIN 39 SEC EAST, 152.81 FEET TO AN IRON LINE OF CSX TRANSPORTATION RAILROAD;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 678, WITH THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD, SOUTH 08 DEG 47 MIN 44 SEC EAST, 420.49 FEET TO THE POINT OF BEGINNING. CONTAINING 68,234 SQUARE FEET OR 1.566 ACRES MORE OR LESS.